Development Projects
Central Core Area
June, 1989

City of Toronto Planning and Development Department
Robert E. Millward, Commissioner

Volume 13
$10.00

90-00737/

COVER:

Armbro Building -
The Armbro Building is a seven storey structure to be built on the north-west corner of Church and Wellington Streets. It will be built to the height of the facades which abut it on the north and west. Its corner turret, materials and articulation reflect those of the Gooderham Building to the south.

Architect -
Clifford & Lawrie Architects Inc.

Development Projects in the Central Core Area

Projects

- Current project (from application date to construction) in the Central Core of the City of Toronto, shown on maps included in this booklet and on the "Development Projects in the Central Core" display map.
- Projects with six or more dwelling units and/or 1,000 square metres or more non-residential floor area.
- June 30, 1989 is the cut-off date for new projects. Status of projects updated to the editing time.
- Updated at six month intervals.
- Projects listed are for development review, rezoning, or Official Plan Amendment applications. They do not include applications to remove a holding designation in the Railway Lands or elsewhere.

Information

This publication is not a legal document. It is for general information only.

Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (392-7600). The Central Core Area is subject to Development Control By-law No. 239-86.

Figures

Taken from current applications with:

- **Site Area**
- **Floor Area** – includes all floor areas above and below ground within the outside walls. Only major components listed
- **Number of Residential Units** – as proposed
- **UPH** (dwelling units per hectare (10,000 square metres))
- **Residential Density** – residential use only (alternative to uph)
- **N/R (Non-Residential) Density** – excludes residential, below grade parking and utility uses from density calculation
- **Total Density** – combination of residential and non-residential density
- **Parking Spaces** – as proposed
- **Height** – metres and storeys, as proposed
- **Loading Docks** – as proposed

The information on the projects listed is general. For details of a particular project please call the area planner listed for the project, or Robert Kwan, Research and Information Section (392-7185).

This publication may be purchased at the City Hall Resource Centre on the main floor, or call 392-7410 for mail delivery.

To purchase the "Development Projects in the Central Core" display map only, call the Graphics Section at 392-6837.

References

Appl.	Application
C. of A.	Committee of Adjustment
Dev. Agree.	Development Agreement
F.D.	Financial District
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial/Residential Area
HDRA	High Density Residence Area
LDMCRA	Low Density Mixed Commercial/Residential Area
LDRA	Low Density Residence Area
L.U.C.	Land Use Committee
MDMCRA	Medium Density Mixed Commercial/Residential Area
MDRA	Medium Density Residence Area
N/A	Not Applicable
N/R	Non-Residential
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
Other	Miscellaneous Servicing areas, or unspecified by applicant
R	Residential
sq.m.	Square Metres
UPH	Units per Hectare

Development Projects in the Central Core Area

(Projects listed below are shown on the following Maps I, II, III)

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
Map I			
67-87 Avenue Road	mixed use	1.1	5
165-171 Avenue Road	office	1.2	23
1319 Bay Street	residential	1.3	82
55 Belmont Street	institutional	1.4	51
2 Bloor Street East Hudson Bay-Plaza II complex	residential, health club, retail	1.5, 1.6	14
31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan Street, 20 Charles Street East, 20-30 Asquith Avenue, and 830 Church Street)	office, retail, housing, PAT garage	1.7	10
175, 227 Bloor Street East (Crown Life Phase 2)	office	1.8	6
300 Bloor Street East	mixed use	1.9	4
400 Bloor Street East	residential	1.10	17
403,407 Bloor Street East	mixed use	1.11	52
55 Bloor Street East Manulife Centre	retail	1.12	15
96, 100 Bloor Street West Univeristy Theatre project	hotel, movie theatre and retail	1.13	13
30-40 Charles Street E.,25-35 Hayden St.	residential	1.14	90
77, 79 Charles Street East	residential	1.15	78
80, 88 Charles Street East	mixed use	1.16	24
63-77 Charles St. W.	residential, institutional	1.17	77
85 Charles Street West	residential	1.18	49
100-110 Charles Street West	hotel	1.19	35
30, 34 College Street	mixed use	1.20	29
29, 39, 45 Davenport Road Stone Church	mixed use	1.21	7
30 Hayden Street	residential	1.22	25
100 Huntley Street, 579, 581, 589 Jarvis Street	mixed use	1.23	31

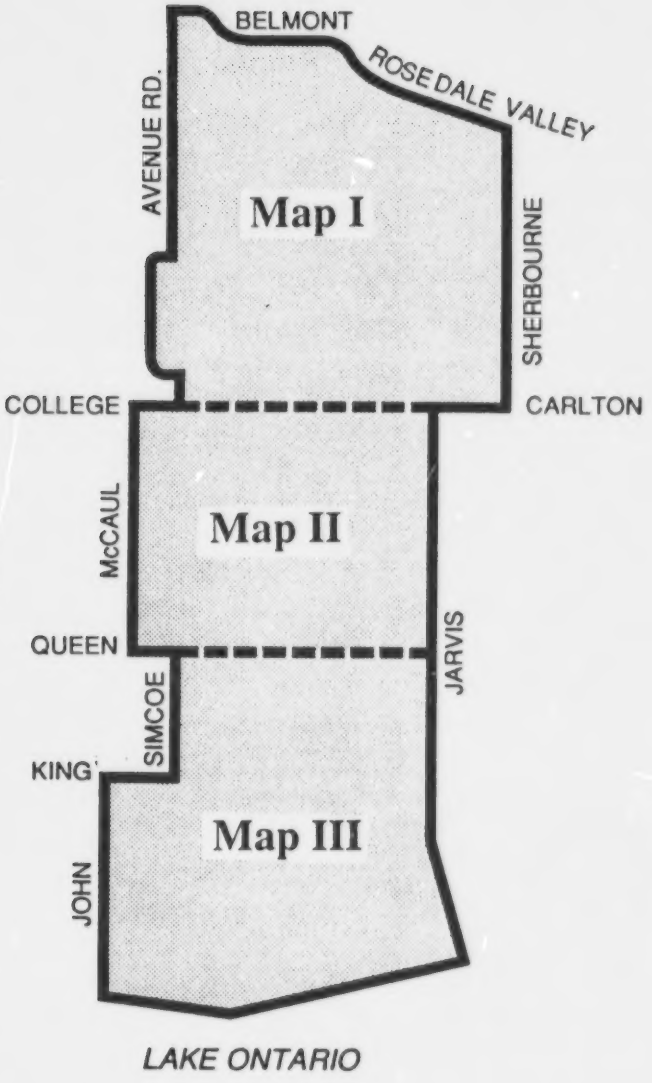
Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
460 Jarvis Street	mixed use	1.24	74
5, 11 St. Joseph Street	mixed use	1.25	19
50 St. Joseph Street	residential, retail	1.26	1
1 St. Thomas Street	residential	1.27	21
16 St. Thomas Street Windsor Arms Hotel	hotel, residential	1.28	20
592 Sherbourne St.	hotel	1.29	112
15 Wellesley Street East	mixed use	1.30	43
22-24 Wellesley St. East	residential, office	1.31	36
40 Wellesley Street East	institutional	1.32	83
22, 24, 26 Wellesley Street West	mixed use	1.33	28
95 Wood Street	mixed use	1.34	18
717-731 Yonge Street	office, retail	1.35	9
942 Yonge St.	residential, retail	1.36	101
11 Yorkville Avenue	mixed use	1.37	98
Map II			
604 Bay St.	bus terminal	2.1	110
636 Bay St., 70 Edward St.	residential	2.2	103
655 Bay Street	mixed use	2.3	27
734, 740 Bay Street	residential	2.4	65
748 Bay Street	residential	2.5	41
767 Bay Street (College Park Commercial Phase 3)	office, retail	2.6	40
770 Bay Street	mixed use	2.7, 2.8	70
30 Bond St. (St. Michael's Hospital)	hosptial	2.9	115
81 Bond Street	institutional	2.10	8
21 Carlton Street	mixed use	2.11	42
266 Church Street	mixed use	2.12	54
67 College Street	office	2.13	53
76 Dundas Street East	residential, retail	2.14	54
1 Dundas Street West	office, retail, hotel	2.15, 2.16, 2.17	11

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
181-191 Dundas St. W. 63 Centre Ave.	mixed use	2.18	113
273 Dundas St. W.	mixed use	2.19	106
100 Edward St.	residential, retail	2.20	103
130 Elizabeth St.	bus terminal	2.21	110
50, 56 Gerrard Street East	mixed use	2.22	47
87 Gerrard St. E.	institutional	2.23	63
33, 43 Gerrard Street West	hotel expansion	2.24	59
300 Jarvis Street	residential	2.25	45
308 Jarvis Street	mixed use	2.26	102
314 Jarvis Street	office	2.27	46
35, 37 McCaul Street	institutional	2.28	100
30 Mutual Street 88 Queen Street East (whole block)	mixed use	2.29	81
81-87 Mutual Street	residential	2.30	50
60-100 Mutual Street	residential, retail	2.31	55
96 St. Patrick St.	apartment - hotel	2.32	114
121 St. Patrick Street	mixed use	2.33	107
222 St. Patrick Street	medical	2.34	37
172-190 Simcoe Street	office	2.35	105
248 Simcoe Street	residential	2.36	93
375, 393 University Avenue	office	2.37	94
434, 444, 454 University Avenue	office, retail	2.38	93
525 University Ave.	office, retail	2.39	32
555 University Avenue	hospital	2.40	61
600 University Avenue	hospital	2.41	111
620 University Avenue	hospital	2.42	72
277 Victoria Street	office	2.43	73
173-185 Yonge Street	office, retail	2.44	97
189 Yonge Street	mixed use	2.45	76
229 Yonge Street	office, retail	2.46	38
384-444 Yonge Street (Yonge Residential Liberties IV, V, VI)	mixed use	2.47	40

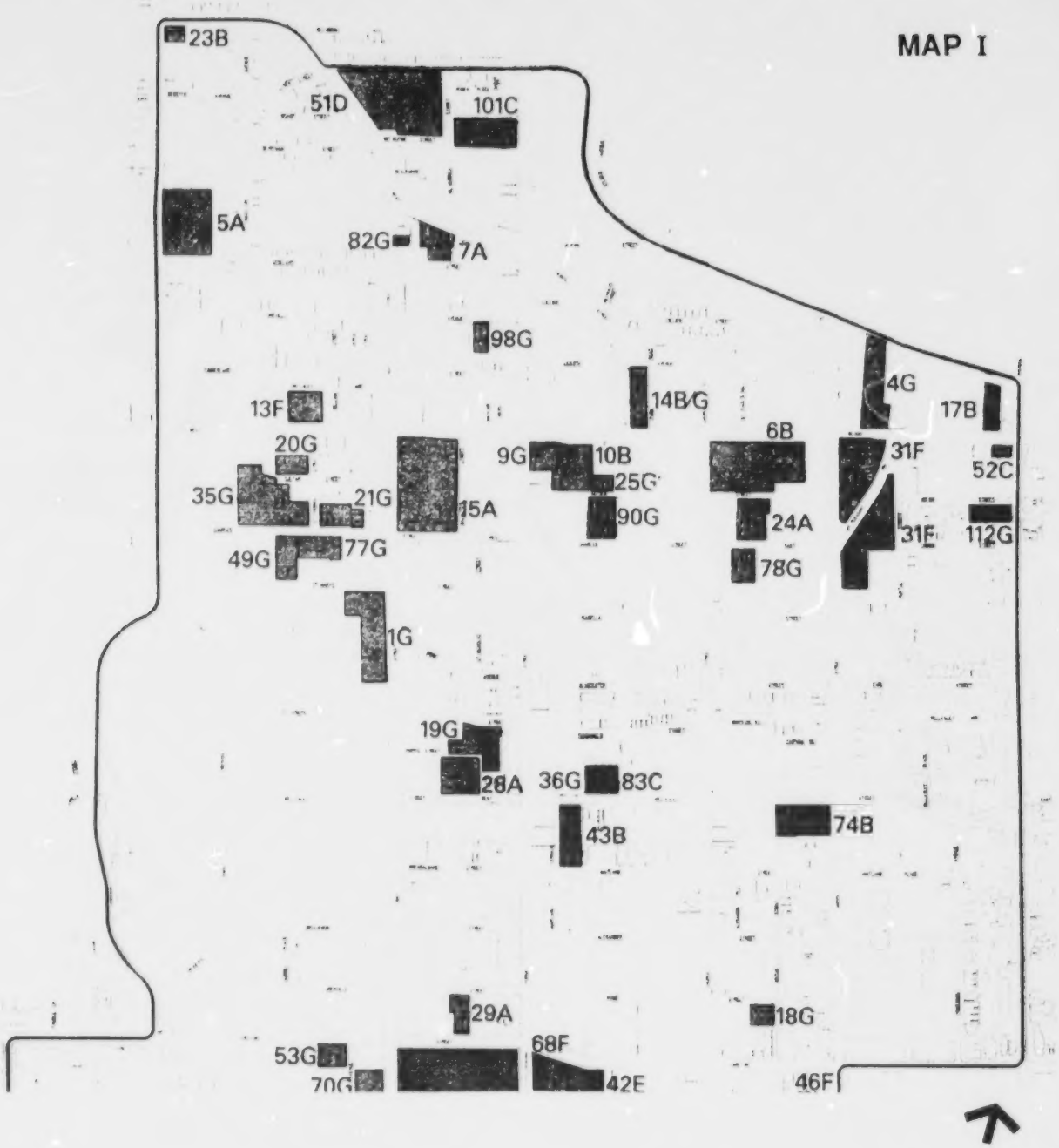
Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
437, 441 Yonge Street	mixed use	2.48	68
Map III			
105 Adelaide Street West	office, retail	3.1	30
10 Bay Street Waterpark Place Phase 2	office, retail	3.2	3
159-199 Bay Street BCE Place	office, retail	3.3, 3.4	92
220 Bay Street	office, retail	3.5	44
222-232 Bay Street Old Stock Exchange Building	office, institutional	3.6	80
304, 320 Bay Street Canada Permanent Mortage	office	3.7	56
1 Church Street	parking garage	3.8	99
1, 1A Church Street	residential	3.9	104
77-85 Front Street East	residential, office, retail	3.10	87
230 Front Street West CBC Centre	mixed use	3.11, 3.12	64
20, 60 Harbour Street and 30 Bay Street (World Trade Centre)	office, retail	3.13, 3.14	39
77, 99 Harbour Square	residential	3.15	66
37 King Street East	residential	3.16	22
70, 92 King Street East	mixed use	3.17	89
101 King Street East	mixed use	3.18	12
103-109 King Street East 139-151 King Street East	mixed use	3.19, 3.20	67
5 King Street West	residential, retail	3.21	62
255, 275 King Street West Metro Hall	office, retail, art gallery	3.22	85
36 and 50 Lombard Street	residential	3.23	109
77 Lombard Street	mixed use	3.24	26
127-129 Queen St. East	mixed use	3.25	57
123 Queen Street West	hotel	3.26	33
25 Richmond Street East	mixed use	3.27	86

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
85 Richmond Street West, 22 Sheppard Street	office	3.28	16
73 Simcoe Street	residential	3.29	34
7 Station Street	office, retail, pedestrian walkway	3.30	69
40 The Esplanade	mixed use	3.31	79
75 The Esplanade	office	3.32	88
180, 188 University Avenue	office, retail	3.33	91
73, 81 Victoria Street	office, retail	3.34	75
60 Wellington Street East	mixed use	3.35	84
120 Wellington Street West	office	3.36	71
123, 125 Wellington Street West	residential, retail	3.37	58
10 Yonge Street (World Trade Centre)	mixed use	3.38	39
85-107 Yonge Street	office, retail	3.39	95
100 Yonge Street	office, retail	3.40	60
110 Yonge St.	office, retail	3.41	108
126-130 Yonge Street 16-26 Adelaide Street West (Markborough-Trizec)	office, retail	3.42	2
141-149 Yonge Street	office, retail	3.43, 3.44	96
163-171 Yonge Street	mixed use	3.45	48

KEY MAP


BELMONT
ROSEDALE VALLEY
AVENUE RD.
Map I
SHERBOURNE
COLLEGE
CARLTON
McCAUL
Map II
QUEEN
JARVIS
SIMCOE
KING
Map III
JOHN
LAKE ONTARIO

MAP I



DEVELOPMENT PROJECTS

Legend

A	Under Construction
B	Building Permit Application
C	Development Review Report Approved by Council/Commissioner
D	Development Review Application
E	Site Specific By-Law Approved By O. M. B./Minister
F	Site Specific By-Law Approved By Council
G	Rezoning and /or O.P.A. Application

Map Ref. No.: 5

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387004
Date of Application: January 6, 1987
Date of Revision: March 6, 1987

Confirmed Municipal Address: **67-87 Avenue Road**
Nearest Intersection: e/s north of Bloor Street West

Project Description: Mixed use development comprising retail and residential uses connected to the Hazelton Lanes project.

Applicant	Agent	Architect
York Hannover Develop. Ltd.	Berridge Lewinberg	A.J.Diamond, Donald
2 First Canadian Place	800-133 Richmond W	Schmitt & Co.
864-0164	364-9004	2 Berkeley St.
		862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 560-75
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 8980.0 m2
Frontage: irregular
Depth: 110.4 m

Height: Storeys: 7
Metres: 30.22

Total GFA: 28337.0 m2
Ground Floor: 6760.0 m2
Residential GFA: 12792.0 m2
Non-Residential GFA: 15545.0 m2

	Indoor	Outdoor
Parking Spaces:	293	

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	30
2 Bedroom:	48
3 Bedroom:	2
Total:	80

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	12792.0 m2	
Retail:	15545.0 m2	
Other:	895.0 m2	
Parking & Loading:		14042.0 m2

APPROVED DENSITY

Residential Density: 1.42
Non-Residential Density: 1.73

Total Density: 3.15

COMMENTS

Status: Under construction
Data Valid: June 30, 1989

Planner: R. Stanley

Phone: 392-7355

Map Ref. No.: 23

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387092/389063
Date of Application: April 13, 1987
Date of Revision: April 28, 1989

Confirmed Municipal Address: 165,169,171 Avenue Road
Nearest Intersection: s/e corner of Avenue Rd. & Davenport Rd.

Project Description: Six-storey office building with grade-related retail

Applicant	Agent	Architect
Dakotaland Corp.	Stone, Kohn, McQuire, Vogt	same as agent
65 Queen Street West	400-100 Front. St. E.	
362-6399	363-3000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 14.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5744.0 m2 (Phases I & II)
Site Area: 808.4 m (Phase II)
Frontage: 25.9 m
Depth: irregular

Height: Storeys: 6 + 2 basements
Metres: 22.1

			Indoor	Outdoor
Total GFA:	3903.0 m2			
Ground Floor:	619.0 m2	Parking Spaces:	29	
Residential GFA:	3903.0 m2	Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	3638.8 m2	
Retail:	264.2 m2	
Parking & Loading:		1472.4 m2
Utilities:	320.0 m2	

APPROVED DENSITY

Non-Residential Density: .68 Total Density: .68

COMMENTS

Phase II of application 385129, 225 Davenport Rd. Density measured in relation to combined site for 165, 169, 171 Avenue Rd. (application #387092) and 225 Davenport Rd. (application #385129)

Status: Under construction.
Data Valid: June 30, 1989 Planner: R. Stanley Phone: 392-7355

Map Ref. No.: 82

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388194
Date of Application: October 12, 1988
Date of Revision:

Confirmed Municipal Address: 1319 Bay St.
Nearest Intersection: east side of Bay St., north of Scollard St.

Project Description: An 11-storey condominium with below grade parking

Applicant	Agent	Architect
B.R.L. Realty Ltd.	A.J. Diamond, Donald Schmitt & Co. Arch.	same as agent
5905 Cam[illegible] Road	2 Berkeley St.	
676-12[illegible]	862-8800	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1.5U250
Height Limit:	30.5 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	444.8 m2	Height:	Storeys:	11 + basement
Frontage:	18.1 m		Metres:	30.5
Depth:	24.8 m			

			Indoor	Outdoor
Total GFA:	4300.3 m2			
Ground Floor:	230.0 m2	Parking Spaces:	16	3
Residential GFA:	4300.3 m2	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
3+ Bedroom:	10
Total:	10

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	4300.3 m2	
Parking & Loading:	69.7 m2	444.0 m2

PROPOSED DENSITY

Residential Density: 225 uph Total Density: 225 uph

COMMENTS

Status: Application being reviewed
Data Valid: June 30, 1989 Planner: R. Stanley Phone: 392-7355

Map Ref. No.: 51

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389080
Date of Application: April 20, 1989
Date of Revision:

Confirmed Municipal Address: **55 Belmont Street**
Nearest Intersection: south side at Davenport Rd.

Project Description: To build a 5 storey addition to existing home for the aged building

Applicant	Agent	Architect
Belmont House	Montgomery & Sisam	same as agent
55 Belmont St.	81 A Front St. E.	
964-9231	364-8079	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R4 Z2
Height Limit: 18.0
Site Specific Provision: 599-78
Historical Status: yes
Site Plan Control: no

PROJECT INFORMATION

Site Area: 14797.0 m2
Frontage: 174.6 m
Depth: irregular

Height: Storeys: 5 + basement
Metres:

			Indoor	Outdoor
Total GFA:	20365.0 m2			
Ground Floor:	4380.0 m2	Parking Spaces:		83
Residential GFA:	20365.0 m2	Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	17651.0 m2	2714.0 m2
Parking & Loading at grade:	1927.7 m2	

APPROVED DENSITY

Residential Density: 1.4 Total Density: 1.4

COMMENTS

Status: Council approval.
Data Valid: June 30, 1989 Planner: R. Stanley Phone: 392-7355

Map Ref. No.: 14

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1994
Date of Application: April 2, 1987
Date of Revision:

Confirmed Municipal Address: **2 Bloor Street East**
Nearest Intersection: n/e corner of Bloor St E and Yonge St.

Project Description: Condominium tower and health club addition to Hudson Bay Complex

Applicant
Bramalea Limited
1867 Yonge Street
487-3861

Agent
same as applicant

Architect
Ziedler, Roberts
315 Queen St. W.
596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Section 11.22, By-law 971-88
Zoning District: CR 14.5 U350
Height Limit: 61.0
Site Specific Provision: 972-88
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 15258.6 m2
Frontage: 198.1 m
Depth: irregular

Height: Storeys: 25 (above existing garage)
Metres: 89.5

Total GFA: 28150.0 m2
Ground Floor: 1505.1 m2
Residential GFA: 26900.0 m2
Non-Residential GFA: 1250.0 m2

Parking Spaces:	Indoor	Outdoor
	1143	0

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	103
2 Bedroom:	103
Total:	206

FLOOR AREA BREAKDOWN (addition only)

Land Use	Above Grade	Below Grade
Residential:	26900.0 m2	
Recreational:	1250.0 m2	

APPROVED DENSITY

Total Density (over entire site): Commercial: 10.3
Residential: 3.0

COMMENTS

Status: Building permit application.
Data Valid: June 30, 1989

Planner: Tom Keefe

Phone: 392-7355

Map Ref. No.: 14

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2133
Date of Application: November 8, 1988
Date of Revision:

Confirmed Municipal Address: 2 Bloor St. East
Nearest Intersection: north east corner of Bloor St. and Yonge Streets

Project Description: Commercial additions.

Applicant	Agent	Architect
Bramalea Ltd.	same as applicant	Zeidler Roberts
1867 Yonge St.		315 Queen St. W.
487-3861		596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U350
Height Limit: 61.0
Site Specific Provision: 971-88 (OPA)
Historical Status: no
Site Plan Control: no

PROJECT INFORMATION

Site Area: 15144.2 m2
Frontage: 198.1 m
Depth: irregular

Height: Storeys: varies

Commercial addition GFA: 4645.0 m2

Parking Spaces: Indoor 1143 (existing) Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN (Addition Only)

Land Use	Above Grade	Below Grade
Retail:	4645.0 m2	

PROPOSED DENSITY

Residential Density: 3.0 x (over entire site)
Non-Residential Density: 10.3 x

COMMENTS

See also Rezoning 1994

Status: Being reviewed.
Data Valid: June 30, 1989 Planner: Tom Keefe Phone: 392-7355

Map Ref. No.: 10

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387225
Date of Application: August 28, 1987
Date of Revision:

Confirmed Municipal Address: **31 Bloor Street East**
Nearest Intersection: s/s east of Roy Square

Project Description: A 17 storey office building with grade related retail and subway access

Applicant	**Agent**	**Architect**
Bramalea Properties Ltd.	Beinhaker/Irwin Assoc.	same as agent
1867 Yonge Street	240 Richmond St. W.	
487-3861	597-0473	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA By-law 600-86
Zoning District:	CR L4.5 U 350
Height Limit:	61.0 m
Site Specific Provision:	601-86
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3298.2 m2	Height:	Storeys:	17 + basement
Frontage:	39.2 m		Metres:	76.81
Depth:	irregular			
			Indoor	Outdoor
Total GFA:	29040.1 m2	Parking Spaces:	45	
Ground Floor:	2184.7 m2	Loading Docks:	1	3

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	27188.9 m2	
Retail:	1560.0 m2	
Transportation:	291.2 m2	621.0 m2
Services:	1272.5 m2	
Parking & Loading:		1873.0 m2

APPROVED DENSITY

Non-Residential Density: 8.8 Total Density: 8.8

COMMENTS

Proposal includes density transfer from 2 Sultan St., 20 Charles Street E., 20-30 Asquith Ave. and 830 Church St. permitted by By-law 601-86.

Status: Building Permit Applicatoin
Data Valid: June 30, 1989 Planner: T. Keefe Phone: 392-7355

Map Ref. No.: 6

APPLICATION

Development Review:	x	Application Number:	1985
Rezoning:	x	Date of Application:	February 19, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **175 and 227 Bloor Street East**
Nearest Intersection: Bloor and Church Streets

Project Description: Phase 2 of Crown Life's office development

Applicant	**Agent**	**Architect**
Clico Properties Ltd.	Aird and Berlis	NORR
160 Bloor Street East	145 King St. W.	40 University Ave.
928-7751	364-1241	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U350
Height Limit:	61 m
Site Specific Provision:	Sections 12(2)80 and 12(2) 132
Historical Status:	see comments
Site Plan Control:	By-law 615-79 and 239-86

PROJECT INFORMATION

Site Area: 12419.3 m2

Height: Storeys: 18
Metres: 72.8 m

Gross Floor area: (excluding church buildings)

Phase 1	Phase 2	Total (m2)
29,399.6	27,208.7	56,608.3

	Indoor	Outdoor
Parking Spaces:	264	16
Loading Docks:	5	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Church:	4,783.0 m2	
Office:	54,930.3 m2	
Retail:	1,678.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS

St. Paul's Church buildings are listed. Project utilizes density from adjacent St. Paul's Church lands. Social housing contribution. Phase 1 occupied.

Status: Building permit application - Phase 2
Data Valid: June 30, 1989 Planner: M. Mizzi Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2102
Date of Application: August 15, 1988
Date of Revision: April 19, 1989

Confirmed Municipal Address: **300 Bloor St. E.**
Nearest Intersection: north side at Mount Pleasant Rd.

Project Description: To build a mixed commercial/residential building.

Applicant	Agent	Architect
York Trillium Dev. Corp.	Weir & Foulds	Bregman & Hamann
20 York Mills Rd.	Ste. 1600 Exch. Tower	481 University Ave.
733-4000	365-1110	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U300
Height Limit: 46.0 m
Site-Specific Provision: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 4566.7 m2
Frontage: 34.1 m
Depth: irregular

Height: Storeys: 32 + 5 basements
Metres: 112.0

		Indoor	Outdoor
Total GFA:	31391.8 m2		
Ground Floor:	1399.3 m2	Parking Spaces:	249
Residential GFA:	24525.0 m2	Loading Docks:	
Non-Residential GFA:	6866.8 m2		

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	36
3 Bedroom:	18
4 Bedroom:	60
Total:	114

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	24525.0 m2	
Res. Recr.:	1129.2 m2	
Office:	6471.8 m2	
Retail:	395.0 m2	
Utilities:	7104.0 m2	
Parking & Loading:		13394.0 m2

PROPOSED DENSITY

Non-Residential Density: 1.5
Residential Density: 250.0 uph

Total Density: 6.87

COMMENTS

Status: Being processed
Data Valid: June 30, 1989

Planner: T. Keefe

Phone: 392-7355

Map Ref. No.: 17

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387030
Date of Application: February 11, 1987
Date of Revision:

Confirmed Municipal Address: **400 Bloor St. East**
Nearest Intersection: north side west of Sherbourne Street North

Project Description: A 75 unit residential building

Applicant	Agent	Architect
Guided Investments Ltd. 208-66 Guided Court 746-2141	Osler, Hoskin & Harcourt Box 50, First Cdn. Pl. 362-2111	A.J. Diamond, Donald Schmitt & Co. 2 Berkeley St. 862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.140
Zoning District: CR L2 U300
Height Limit: 46 m
Site Specific Provision: 640-83
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1992.3 m2
Frontage: 25.8 m
Depth: irregular

Height: Storeys: 19 + PH Mech. + 3 basements
Metres: 55.3

Total GFA: 10758.0 m2
Ground Floor: 978.7 m2
Residential GFA: 10758.0 m2

	Indoor	Outdoor
Parking Spaces:	69	
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	19
1 Bedroom:	28
2 Bedroom:	27
3+ Bedroom:	1
Total:	75

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10758.0 m2	
Parking & Loading:		4107.0 m2
Services:	655.5 m2:	

APPROVED DENSITY

Residential Density: 5.4
376.0 uph

Total Density: 5.4

COMMENTS

Status: Building Permit application.
Data Valid: June 30, 1989

Planner: R. Stanley

Phone: 392-7355

Map Ref. No.: 52

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388202
Date of Application: November 8, 1988
Date of Revision: April 7, 1989

Confirmed Municipal Address: **403, 407 Bloor St. E.**
Nearest Intersection: south side at Sherbourne St.

Project Description: A mixed use 16 storey commercial/residential building

Applicant	Agent	Architect
Wallman Clewes, Bergman Arch.	Young Owens Wright	Wallman Clewes Bergman
421 Eglinton Ave. E.	14 Birch Ave.	421 Eglinton Ave. E.
483-0845	926-9800	483-3966

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2U300
Height Limit:	45.7
Site Specific Provision:	No
Historical Status:	Yes
Site Plan Control:	Yes

PROJECT INFORMATION

Site Area:	1218.9 m2
Frontage:	32.0 m
Depth:	irregular

Height: Storeys: 16 + 3 basements
Metres: 53.1

Total GFA:	5897.9 m2
Ground Floor:	858.4 m2
Residential: GFA	3460.2 m2
Non-Residential GFA:	2437.7 m2

	Indoor	Outdoor
Parking Spaces:	26	
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	2
2 Bedroom:	21
4 Bedroom:	1
Total:	24

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3460.2 m2	
Office:	1631.8 m2	
Retail:	805.9 m2	
Warehouse:		207.8 m2
Parking & Loading:		1815.6 m2
Res. Rec.	91.5 m2	

APPROVED DENSITY

Residential Density: 2.8
Non-Residential Density: 2.0

Total Density: 4.8

COMMENTS

Status: Council approval
Data Valid: June 30, 1989

Planner: R. Stanley

Phone: 392-7355

Map Ref. No.: 15

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386241
Date of Application: December 29, 1986
Date of Revision:

Confirmed Municipal Address: **55 Bloor Street West**
Nearest Intersection: s/e corner of Bloor St W and Bay St.

Project Description: Retail use infill addition to the mixed use project.

Applicant	Agent	Architect
Manufacturers Life	Goodman & Goodman	Clifford & Laurie
250 Bloor St. E.	20 Queen St. W.	45 St. Clair Ave. W.
926-5503	979-2211	960-9747

PLANNING CONTROLS (For details/verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: 193-69
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Total GFA: 5775.0 m2

Height: Storeys: 2

	Indoor	Outdoor
Parking Spaces:	0	0

DWELLING UNITS

FLOOR AREA BREAKDOWN (addition only)

Land Use	Above Grade	Below Grade
Retail:	5589.0 m2	
Other:	186.0 m2	

APPROVED DENSITY

Total Density:Within Site Specific By-law 193-69

COMMENTS

Status: Under construction
Data Valid: June 30, 1989 Planner: Tom Keefe Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2030
Date of Application: September 18, 1987
Date of Revision: March 14, 1989

Confirmed Municipal Address: 96, 100 Bloor Street West
Nearest Intersection: north side of Bloor St. W. east of Avenue Road

Project Description: Cinema, hotel and commercial building including facades of University Theatre and Lothian Mews

Applicant	Agent	Architect
Cineplex Odeon Corp.	Goodman and Carr	David Mesbur
1303 Yonge Street	2300- 200 King W	1303 Yonge Street
323-6600	595-2300	323-1380

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: none
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2795.9 m2
Frontage: 55.3 m
Depth: irregular

Height: Storeys: 17 + Mech. PH + 4 basements
Metres: 69.0

Total GFA: 21808.0 m2
Ground Floor: 2085.6 m2
Residential GFA: none
Non-Residential GFA: 21808.0 m2

Parking Spaces: Indoor 233 Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Art Galleries:	3241.7 m2	
Theatre:	3400.5 m2	
Retail:	4856.8 m2	139.6 m2
Hotel:	9946.8 m2	46.6 m2
Comm. Club:	176.0 m2	
Parking & Loading:		7576.0 m2

APPROVED DENSITY

Non-Residential Density: 7.8 Total Density: 7.8

COMMENTS

Status: Council approved
Data Valid: June 30, 1989 Planner: Tom Keefe Phone: 392-7355

Map Ref. No.: 90

APPLICATION

Development Review:	x	Application Number:	2167
Rezoning:	x	Date of Application:	April 5, 1989
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **30,38,40 Charles St. E. & 25,29,35 Hayden St.**
Nearest Intersection: north side of Charles St. E.,south side of Hayden St. east of Yonge St.

Project Description: To amalgamate and to build a new apartment tower retaining the existing apartment building.

Applicant	**Agent**	**Architect**
Yellow Fan Dev. Inc.	Lyons, Goodman, Iacono	E.I. Richmond Inc.
401 Champagne Dr.	2000-130 Adelaide St. W.	30 St. Clair Ave. W.
630-5002	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR12 U350
Height Limit:	45.7 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	3273.4 m2	Height:	Storeys: 22 + 3 basements
Frontage:	45.8 m		Metres: 62.6 m
Depth:	irregular		
Total GFA:	21467.1 m2		Indoor Outdoor
Ground Floor:	1904.0 m2	Parking Spaces:	152
Residential GFA:	21467.1 m2	Loading Docks:	

DWELLING UNITS

Tenure:	**Condo**
Bachelors:	25
1 Bedroom:	148
2 Bedroom:	74
Total:	247

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	21467.1 m2	
Parking & Loading::		4942.3 m2

PROPOSED DENSITY

Residential Density: 6.0 Total Density: 6.0

COMMENTS

Status: Being reviewed.
Data Valid: June 30, 1989 Planner: T. Keefe Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2097
Date of Application: July 20, 1988
Date of Revision: June 19, 1989

Confirmed Municipal Address: **77 and 79 Charles Street East**
Nearest Intersection: Charles and Church Streets

Project Description: Condominium tower and 8 social housing townhouse units.

Applicant	**Agent**	**Architect**
775373 Ontario Ltd.	Borden & Elliot	Pullen Architects
131 Bloor St. West	250 University Ave.	131 Bloor St. W., #520
923-2863	593-2367	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA and MDRA
Zoning District: R3 Z1
Height Limit: 30.5
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1158.0 m2
Frontage: 23.1 m
Depth: 49.9 m

Height: Storeys: 18
Metres: 53

			Indoor	Outdoor
Total GFA:	5538.0 m2	Parking Spaces:	47	
Residential GFA:	5538.0 m2	Loading Docks:	1	

DWELLING UNITS

Tenure:	**Condo** Private	**Rental** Assisted
Studio:	7	
1 Bedroom:	53	4
2 Bedroom:	10	2
3 Bedroom:		2
Total:	70	8

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Condominium:	4618.0 m2	
Social:	920.0 m2	

APPROVED DENSITY

Residential Density: Condominium - 3.99
Social- .79

Total Density: 4.78

COMMENTS

Status: Council approval – by-laws appealed.
Data Valid: June 30, 1989 Planner: R. Stanley Phone: 392-7355

Map Ref. No.: 24

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388005
Date of Application: January 21, 1988
Date of Revision:

Confirmed Municipal Address: 80 and 88 Charles Street East
Nearest Intersection: north side of Charles St. east of Church St.

Project Description: Addition and alterations to existing hotel building; conversion to apartment building.

Applicant	Agent	Architect
80-88 Charles St. E. Development Corp. 400-Sheppard Ave. E. 226-6820	E.I. Richmond Arch. 30 St. Clair Ave. W. 961-1567	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1 U150
Height Limit: 45.7
Site Specific Provision: 239-86, 772-83, 773-83
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area; 3334.5 m2
Frontage: 49.4 m
Depth: 67.5 m

Height: Storeys: 9

Total GFA: 10517.0 m2
Ground Floor: 1081.1 m2
Residential GFA: 10382.1 m2
Non-Residential GFA: 134.9 m2

	Indoor	Outdoor
Parking Spaces:	27	46
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelor:	30
1 Bedroom:	85
2 Bedroom:	16
3+ Bedroom:	1
Total:	132

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10327.6 m2	54.5 m2
Retail:		134.9 m2
Services:		457.8 m2
Parking & Loading:		1143.2 m2
Recreation Space:		135.7 m2

APPROVED DENSITY

Residential Density: 3.11
Non-Residential Density: 0.04

Total Density: 3.15

COMMENTS

Status: Under construction
Data Valid: June 30, 1989

Planner: M. Mizzi

Phone: 392-7355

Map Ref. No.: 77

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2169
Date of Application: April 6, 1989
Date of Revision:

Confirmed Municipal Address: **63,63R,65,77 Charles St. W.**
Nearest Intersection: south side west of Bay St.

Project Description: To build new centre for Christian Studies

Applicant	**Agent**	**Architect**
Centre for Christian Studies	Thompson & Rogers Barrs.	Young & Wright
77 Charles St. W.	3100-390 Bay St.	172 St. George St.
923-1168	868-3100	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: R.4 Z.2
Height Limit: 13.7
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2717.8 m2
Frontage: 73.2 m
Depth: irregular

Height: Storeys: 7 + 2 basements
Metres: 23.5

		Indoor	Outdoor
Total GFA:	9502.0 m2		
Ground Floor:	1330.0 m2	Parking Spaces:	70
Residential GFA:	6450.0 m2	Loading Docks:	
Non-Residential GFA:	3052.0 m2		

DWELLING UNITS

Tenure:	**Unspecified**
Bachelors:	60
1 Bedroom:	30
2 Bedroom:	12
Total:	102

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	6450.0 m2	
Retail:	2660.0 m2	392.0 m2
Parking & Loading:		2276.1 m2

PROPOSED DENSITY

Residential Density: 2.4
Non-Residential Density: 1.1

Total Density: 3.5

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989

Planner: T. Keefe

Phone: 392-7355

Map Ref. No.: 49

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1968
Date of Application: January 7, 1987
Date of Revision: May 23, 1989

Confirmed Municipal Address: **85 Charles St. W. and 78,80,82 St. Mary St.**
Nearest Intersection: south side of Charles St. W. east of Queen's Park

Project Description: A 57 unit student residence building containing 232 beds (south lot)

Applicant	Agent	Architect
Victoria University	Goodman & Goodman	Kuwabara Payne
73 Queen's Park Cres.	20 Queen St. West	McKenna Blumberg
585-4506	979-2211	322 King St. West
		977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: R4 Z2
Height Limit: H 13.7
Site Specific Provision: 93-80, 386-80, 473-82
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2,648.8 m2
Frontage: 36.6 m2
Depth: 73.3 m2

Height: Storeys: 8 + 2 basements
Metres: 22.0

Total GFA: 8,646.0 m2
Ground Floor: 1,313.0 m2
Residential GFA: 8,646.0 m2

Parking Spaces: Indoor 146 Outdoor

DWELLING UNITS

Tenure:	Rental
	Private
Total:	57 units (232 beds)

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8,646.0 m2	
Parking & Loading:		4,715. m2

PROPOSED DENSITY

Residential Density: 3.26 Total Density: 3.26

COMMENTS

See also Page 1.19, Map Reference 35

Status: Being processed- Preliminary Report.
Data Valid: June 30, 1989 Planner: Murray Boyce Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1968
Date of Application: January 7, 1987
Date of Revision: May 23, 1989

Confirmed Municipal Address: 100,102,104,106,108,110 Charles St. W.,21,23,Sultan St., 4 St. Thomas St. and east part 95Queen's Park

Nearest Intersection: north side of Charles St. W. east of Queen's Park

Project Description: A 10 storey hotel with 274 rooms

Applicant	Agent	Architect
Victoria University	Goodman & Goodman	Kuwabara Payne
73 Queen's Park Cres.	20 Queen St. West	McKenna Blumberg
585-4506	979-2211	322 King St. West
		977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA, Institutional District
Zoning District: QR L2 U150, R3 Z1
Height Limit: H23, H11.6, H13.7
Site Specific Provision: 93-80, 386-80, 473-82
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9,069.3 m2
Frontage: 117.1 m2
Depth: irregular

Height: Storeys: 10
Metres: 31.7

			Indoor	Outdoor
Total GFA:	21,640.0 m2			
Ground Floor:	2,531.0 m2	Parking Spaces:	186	
Non-Residential:	21,640.0 m2	Loading Docks:	yes	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	21,481.0 m2	159.0 m2
Parking & Loading:		7,341.0 m2

PROPOSED DENSITY

Residential Density: 2.38 Total Density: 2.38

COMMENTS

100-108 Charles St. W. are listed. See also Page 1.18, Map Reference 49. Density figures exclude 360 m2 of floor area contained in portions of the historical buildings to be retained.

Status: Being processed- Preliminary Report.
Data Valid: June 30, 1989 Planner: Murray Boyce Phone: 392-7355

Map Ref. No.: 29

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1950
Date of Application: September 30, 1986
Date of Revision:

Confirmed Municipal Address: **30 College Street (includes 30, 34 College St; & 23, 27 Grenville Street)**
Nearest Intersection: north side of College St., west of Yonge Street

Project Description: Mixed commercial/residential building; four storey office building on College Street and a 26 storey condominium on Grenville St.

Applicant	Agent	Architect
First College Grenville Holdings 868-1080	same as applicant	Kirshenblatt & Korman Assoc., 388 Mt. Pleasant Rd. 485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 110-86, 285-87, 259-87
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1803.9 m2
Frontage: 24.5 m
Depth: irregular

Height: Storeys: 26
Metres: 76.2

Total GFA: 16443.0 m2

	Indoor	Outdoor
Parking Spaces:	140	

DWELLING UNITS

Tenure:	Condo
Bachelor:	23
1 Bedroom:	184
Total:	207

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13750.0 m2	
Office:	2025.0 m2	
Retail:	668.0 m2	
Parking & Loading:		6343.0 m2

APPROVED DENSITY

Residential Density: 7.6
Non-Residential Density: 1.5

Total Density: 9.1

COMMENTS

30, 34 College and 23 Grenville are designated

Status: Under Construction
Data Valid: June 30, 1989

Planner: Murray Boyce

Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 31067/385052/386125
Date of Application: April 18, 1985
Date of Revision: June 27, 1986

Confirmed Municipal Address: **39 Davenport Road (includes: 29 & 45 Davenport Rd.; 40 Scollard Street)**
Nearest Intersection: south side east of Bay Street

Project Description: Phase I: A new sanctuary for the existing church on Davenport Road and 15 storey residential tower on Scollard St.
Phase II replaces existing church by extension of the new sanctuary.

Applicant	Agent	Architect
Trustees of the Stone	Carson Woods (Arch)	same as agent
Church Pentecostal Assembly	12 Cumberland	
921-7939	923-2775	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L1.5 U250
Height Limit:	46.0
Site Specific Provision:	418-82
Historical Status:	No
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 2700.0 m2
Total GFA: 9275.5 m2

Height: Storeys: 15
Metres: 46.0

	Indoor	Outdoor
Parking Spaces:	188	

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	98
Total:	98

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	5588.0 m2	50.0 m2
Inst. Church:	3044.0 m2	
Office:	427.7 m2	
Parking & Loading:		5300.0 m2
Recreation:	1570.0 m2	
Retail:	165.8 m2	

APPROVED DENSITY

Residential Density: 2.1
Non-Residential Density: 1.4
Total Density: 3.5

COMMENTS

Status: Under Construction
Data Valid: June 30, 1989

Planner: Rollin Stanley
Phone: 392-7355

Map Ref. No.: 25

APPLICATION

Development Review:	x	Application Number:	2141
Rezoning:	x	Date of Application:	January 11, 1989
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **30 Hayden Street**
Nearest Intersection: north side east of Yonge St.

Project Description: A condominium building containing 52 units

Applicant	**Agent**	**Architect**
Centrum Land Corp.	Andrew Paton, Q.C.	The Colborne Arch.
555 Avenue Rd.	2500-130 Adelaide St. W.	47 Colborne
968-1771	868-1080	862-0926

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U350
Height Limit:	61.0
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	795.0 m2	Height:	Storeys: 28 + 4 basements
Frontage:	30.4 m		Metres: 77.6
Depth:	irregular		

			Indoor	Outdoor
Total GFA:	13379.4 m2			
Ground Floor:	526.3 m2	Parking Spaces:	80	
Residential GFA:	13379.4 m2	Loading Docks:		

DWELLING UNITS

Tenure:	**Condo**
2 Bedroom:	2
3 Bedroom:	50
Total:	52

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	13379.4 m2	
Parking & Loading:		2601.0 m2

PROPOSED DENSITY

Residential Density: 654 uph Total Density: 654 uph

COMMENTS

Status: Being reviewed.
Data Valid: June 30, 1989 Planner: Tom Keefe Phone: 392-7355

Map Ref. No.: 31

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2070
Date of Application: March 17, 1988
Date of Revision: March 23, 1989

Confirmed Municipal Address: **100 Huntley St., 579,581,587,589 Jarvis St. and 321 Bloor St. E.**
Nearest Intersection: south east corner of Jarvis & Bloor St. E.

Project Description: An office and residential building in two phases (Phase 1 and 2).

Applicant	Agent	Architect
Confederation Life Ins. Co.	Berridge, Lewinberg, Greenberg	Ziedler Roberts
321 Bloor St. East	800-133 Richmond St. W.	315 Queen St. W.
323-8926	363-9004	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, MDRA
Zoning District: CR L4.5 U350/CR L1 U150
Height Limit: 61.0/18.0
Site Specific Provision: none
Historical Status: 321 Bloor St. E. designated
Site Plan Control: yes

PROJECT INFORMATION

Total Site Area: 14948.0 m2
Frontage: 167.2 m2
Depth: irregular
Site Area (excluding 321 Bloor St. E.): 8948.5 m2

Height: Storeys: 19 + 4 basements
Metres: 74.6

Total GFA: 49234.0 m2
Residential GFA: 2800.9 m2
Non-Residential GFA: 46433.1 m2

	Indoor	Outdoor
Parking Spaces:	315	

DWELLING UNITS

Tenure:	Rental
	Private
Bachelors::	5
1 Bedroom:	17
2 Bedroom:	6
3 Bedroom:	1
Total:	29

FLOOR AREA BREAKDOWN (New Construction)

Land Use	Above Grade	Below Grade
Retail:	544.0 m2	
Residential::	2800.9 m2	
Office:	44913.5 m2	975.6 m2
Parking & Loading:		20017.9 m2
Utilities:	7394.7 m2	2570.0 m2
Storage:		780.7 m2

APPROVED DENSITY (Excluding 321 Bloor St. E..)

Residential Density: 0.2
Non-Residential Density: 5.5
Total Density: 5.7

COMMENTS

Land to be conveyed to City for social housing.

Status: Council approval.
Data Valid: June 30, 1989 Planner: Tom Keefe Phone: 392-7355

Map Ref. No.: 74

APPLICATION

Development Review:	x	Application Number:	2017
Rezoning:	x	Date of Application:	July 27, 1987
O.P.A.:	x	Date of Revision:	April 6, 1988

Confirmed Municipal Address: **460 Jarvis Street (includes 95 Wellesley Street East)**
Nearest Intersection: west side at Wellesley Street East

Project Description: Mixed-use, primarily social housing project

Applicant	Agent	Architect
582212 Ontario Limited	Lyons, Goodman, Iacono	E.I. Richmond
256 Jarvis Street	Smith and Berkow	30 St. Clair Ave. W.
591-5414	130 Adelaide W.	961-1567
	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDRA
Zoning District:	R.4 Z.4
Height Limit:	30.5
Site Specific Provision:	524-88, 525-88
Historical Status:	designated
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4550.0 m2	Height:	Storeys: 15 + PH + 2 basements
Frontage:	50.5 m2		
Depth:	irregular		Metres: 47.5
Total GFA:	26936.6 m2		Indoor / Outdoor
Ground Floor:	2725.0 m2	Parking Spaces:	161 / 10
Residential GFA:	12375.0 m2		
Non-Residential GFA:	8245.0 m2		

DWELLING UNITS

Tenure:	Rental
	Assisted
Bachelors:	105
1 Bedroom:	107
Total:	212

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11985.0 m2	
Res. Rec.:	390.0 m2	
Office:	7245.0 m2	
Retail:	1000.0 m2	
Services:		698.4 m2
Parking & Loading:	232.3 m2	5618.2 m2

APPROVED DENSITY

Residential Density:	2.7	Total Density:	4.5
Non-Residential Density:	1.8		

COMMENTS

Status: Under construction.
Data Valid: June 30, 1989 Planner: Michael Mizzi Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2013
Date of Application: June 30, 1987
Date of Revision: April 21, 1989

Confirmed Municipal Address: 5, 11, 21 St. Joseph St., 10 Phippe St., 9, 15 St. Nicholas St.,
Nearest Intersection: n/w corner Phipps & St. Nicholas streets

Project Description: Mixed used development

Applicant	Agent	Architect
Dovestar Development Ltd.	Diamond Fairbairn & Steinberg	Kuwabara Payne
25 St. Nicholas Street	393 University Ave.	McKenna Blumberg
923-6383	971-7000	322 King St. W.
		977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 23.0
Site Specific Provision: no
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4760.0 m2
Frontage: 57.3 m
Depth: irregular

Height: Storeys: 19 + 3 basements
Metres: 75.6

			Indoor	Outdoor
Total GFA:	37495.0 m2			
Ground Floor:	1294.5 m2	Parking Spaces:	247	
Residential GFA:	36590.0 m2	Loading Docks:		
Non-Residential GFA:	905.0 m2			

DWELLING UNITS

Tenure:	Condo Private	Rental Assisted
Bachelors:	18	21
1 Bedroom:	196	32
2 Bedroom:	98	6
Total:	312	59

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	36590.0 m2	
Retail:	905.0 m2	
Parking & Loading:		8031.2 m2
Res. Recreation:	2614.0 m2	

PROPOSED DENSITY

Residential Density: 7.7
Non-Residential Density: 0.2

Total Density: 7.9

COMMENTS

5, 11 St. Joseph Street and 9,15 St. Nicholas Street are listed

Status: Being processed - Preliminary report June 23, 1989
Data Valid: June 30, 1989 Planner: T. Keefe Phone: 392-7355

Map Ref. No.: 1

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2089
Date of Application: June 20, 1988
Date of Revision: June 30, 1989

Confirmed Municipal Address: **50 St. Joseph Street (St. Michael's College lands)**
Nearest Intersection: west side of Bay Street

Project Description: Primarily residential development in two buildings with retail at grade on Bay Street.

Applicant	Agent	Architect
Rovecrest Dev. Ltd. (Tridel)	Aird & Berlis	A.J. Diamond, Donald
Dufferin Street	145 King St. West	Schmitt & Co.
661-9290	364-1241	2 Berkeley Street
		862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: C1V4, R4Z2.5
Height Limit: 46 M
Site Specific Provision: 850-80, 329-89, 500-89
Historical Status: St. Basil's Church is designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9499.2 m2
Frontage: 101.8 m
Depth: irregular

Height: Storeys: 32 (max.)
Metres: 97.0 m (max.)

			Indoor	Outdoor
Total GFA:	61165.3 m2			
Residential GFA:	58842.8 m2	Parking Spaces:	900	
Non-Residential GFA:	2322.5 m2			

DWELLING UNITS

Tenure:	Condo	Rental
Total:	624	61

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	58842.8 m2	
Retail:	2322.5 m2	
Parking & Loading:		29263.5 m2

PROPOSED DENSITY

Residential Density: 6.19
Non-Residential Density: .24

Total Density: 6.4

COMMENTS

Status: Being processed - Status report dated May 2, 1989.
Data Valid: June 30, 1989 Planner: M. Boyce Phone: 392-7355

Map Ref. No.: 21

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1932
Date of Application: June 12, 1986
Date of Revision: November 19, 1987

Confirmed Municipal Address: **1 St. Thomas St. & 76,78,80 Charles St. W.**
Nearest Intersection: n/e corner of St. Thomas and Charles streets

Project Description: A condominium building with retention of three designated buildings

Applicant	Agent	Architect
One St. Thomas Limited	Goodman & Carr	Peter Turner
9 Price Street	200 King St. W.	953A Eglinton Ave. E.
968-1771	595-2300	425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: R.3 Z.3
Height Limit: 11.6
Site Specific Provision: 850-79, 918-79
Historical Status: see comments
Site Plan Control: Yes

PROJECT INFORMATION

Site Area: 2647.0 m2
Frontage: 73.9 m
Depth: irregular

Total GFA: 15354.6 m2
Ground Floor: 1426.1 m2
Residential GFA: 14617.4 m2
Non-Residential GFA: 737.2 m2

Height: Storeys: 13 + 4 basements
Metres: 40.5

Indoor
Parking Spaces: 75
Loading Docks: 1

DWELLING UNITS

Tenure:	Condo
Bachelor:	1
2 Bedroom:	1
3+ Bedroom:	31
Total:	33

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	14617.4 m2	
Office (existing houses):	737.2 m2:	
Services:		201.0 m2
Parking & Loading:		3799.4 m2

PROPOSED DENSITY

Residential Density: 124. uph
Non-Residential Density: 0.28

COMMENTS

76, 78, 80 Charles Street West are designated

Status: Site sold to new owners.
Data Valid: June 30, 1989 Planner: Murray Boyce Phone: 392-7355

Map Ref. No.: 20

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2156
Date of Application: March 6, 1989
Date of Revision:

Confirmed Municipal Address: **16 St. Thomas St.**
Nearest Intersection: west side at Sultan St.

Project Description: Condominium & Hotel Tower

Applicant	**Agent**	**Architect**
Upper Canada Land Corp.	Aird & Berlis	Zeidler Roberts Partnership
555 Avenue Rd.	145 King St. W.	315 Queen St. W.
968-1771	364-1241	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U350
Height Limit: 18.0
Site Specific Provision: yes
Historical Status: yes

PROJECT INFORMATION

Site Area: 1674.5 m2
Frontage: 31.4 m2
Depth: 53.5 m2

Height: Storeys: 28 + 3 basements
Metres: 91.3

Total GFA: 25220.0 m2
Ground Floor: 1500.0 m2
Residential GFA: 19400.0 m2
Non-Residential GFA: 5820.0 m2

	Indoor	Outdoor
Parking Spaces:	96	

DWELLING UNITS

Tenure:	**Condo**
2 Bedroom:	1
3 Bedroom:	46
Total:	47

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	19400.0 m2	
Hotel:	4720.0 m2	
Retail:	1100.0 m2	
Parking & Loading:		3121.4 m2

PROPOSED DENSITY

Residential Density: 11.58
Non-Residential Density: 3.48

Total Density: 15.06

COMMENTS

Status: Being reviewed.
Data Valid: June 30, 1989

Planner: Rollin Stanley

Phone: 392-7355

Map Ref. No.: 112

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2098
Date of Application: August 2, 1988
Date of Revision: March 28, 1989

Confirmed Municipal Address: **592 Sherbourne Street**
Nearest Intersection: west side at Selby Street

Project Description: To renovate and to build an addition to a hotel building

Applicant	Agent	Architect
576099 Ontario Limited	Robins, Appleby	Carley/Phillips
592 Sherbourne St.	2500-130 Adelaide St. W.	234 Eglinton Ave. East
923-4748	360-3368	481-6889

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R.3 Z.4
Height Limit: 45.7 m
Site Specific Provision: none
Historical Status: Designated By-law 312-89
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2234.2 m2
Frontage: 28.5 m2
Depth: irregular

Height: Storeys: 7 + basement
Metres: 30.5

Total GFA: 7262.0 m2
Ground Floor: 936.7 m2

	Indoor	Outdoor
Parking Spaces:	9*	4
Loading Docks:		1

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	5,164.0 m2	
Retail:	200.0 m2	
Office:	307.0 m2	
Restaurant:	149.0 m2	100.9 m2
Accessory Use:		354.0 m2

APPROVED DENSITY

Total Density: 3.25
Total Density with historical exemption: 2.75

COMMENTS

* off-site parking.

Status: Council approval, by-laws being drafted.
Data Valid: June 30, 1989 Planner: R. Stanley Phone: 392-7355

Map Ref. No.: 43

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1682
Date of Application: April 21, 1983
Date of Revision: August 24, 1984

Confirmed Municipal Address: **15 Wellesley Street East**
Nearest Intersection: south side east of Yonge Street

Project Description: Two apartment buildings connected by a five-storey Toronto Parking Authority parking structure.

Applicant	Agent	Architect
Toronto Parking Authority	Cityhome	Carruthers and Shaw
33 Queen St. East	112 Elizabeth St.	200 Adelaide St. W.
393-7275	392-7374	977-7485

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA, Sec. 11.163
Zoning District: R3 Z3
Height Limit: 30.5
Site Specific Provision: 462-85
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3940.0 m2
Total GFA: 26400.0 m2

Height: Storeys: 14 and 9

	Indoor	Outdoor
Parking Spaces:	414	

DWELLING UNITS

Tenure:	Rental
	Assisted
Bachelor:	8
1 Bedroom:	40
2 Bedroom:	50
Total:	98

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11600.0 m2	
Retail:	500.0 m2	
Parking & Loading:	14300.0 m2	

APPROVED DENSITY

Residential Density: 2.95
Non-Residential Density: 3.7

Total Density: 6.65

COMMENTS

Status: Building Permit application.
Data Valid: June 30, 1989 Planner: M. Mizzi Phone: 392-7355

Map Ref. No.: 36

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2171
Date of Application: April 18, 1989
Date of Revision:

Confirmed Municipal Address: 22-24 Wellesley St. East
Nearest Intersection: north side east of Yonge Street.

Project Description: To build a new building for social housing and office for Family Services Assoc.

Applicant
Family Services Assoc.
22 Wellesley St. E.
922-3126

Agent
Berridge Lewinberg Greenberg
200-111 Queen St. E.
363-9004

Architect
Brown, Beck & Ross
538 Eglinton AVe. E.
487-5357

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R.3 Z2.5
Height Limit: 30.5 m
Site Specific Provision: no
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1125.9 m2
Frontage: 24.3 m2
Depth: 45.7 m2

Height: Storeys: 8 + 2 basements
Metres: 22.0

Total GFA: 5974.1 m2
Ground Floor: 744.1 m2
Residential GFA: 3611.9 m2
Non-Residential GFA: 2362.2 m2

	Indoor	Outdoor
Parking Spaces:	10	0
Loading Docks:	0	

DWELLING UNITS

Tenure:	Rental
	Assisted
Bachelors:	26
1 Bedroom:	26
2 Bedroom:	6
Total:	58

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3611.9 m2	
Office:	1910.7 m2	
Warehouse:	451.5 m2	
Utilities:	388.7 m2	419.0 m2
Parking & Loading:		325.1 m2

PROPOSED DENSITY

Residential Density: 3.21
Non-Residential Density: 2.10

Total Density: 5.31

COMMENTS

24 Wellesley St. E. is listed.

Status: Being reviewed.
Data Valid: June 30, 1989

Planner: M. Mizzi

Phone: 392-7355

Map Ref. No.: 83

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388149
Date of Application August 10, 1988
Date of Revision: February 28, 1989

Confirmed Municipal Address: **40 Wellesley Street East**
Nearest Intersection: north side west of Church Street

Project Description: To construct 2 additional floors to existing medical centre building

Applicant	**Agent**	**Architect**
40 Wellesley Medical Clinic	Taylor-Sanrom	Wasteneys & Stern
40 Wellesley St. E.	2000–130 Adelaide St. E.	62 Charles St. E.
920-1677	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Offical Plan Designation:	HDRA
Zoning District:	R3 Z5
Height Limit:	30.5 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1313.2 m2	Height:	Storeys: 7 + basement
Frontage:	29.0 m		Metres:
Depth:	45.7 m		
			Indoor Outdoor
Total GFA:	3252.7 m2		
Ground Floor:	1291.6 m2	Parking Spaces:	26 (existing)
Non-Residential GFA:	3252.7 m2	Loading Docks:	

DWELLING UNITS

FLOOR AREA BREAKDOWN (Existing & addition)

Land Use	Above Grade	Below Grade
Office:	3126.7 m2	
Retail:	126.0 m2	
Parking & Loading:		1325.5 m2

APPROVED DENSITY

Non-Residential Density: 2.48 Total Density: 2.48

COMMENTS

Status: Council approval April 21, 1989
Data Valid: June 30, 1989 Planner: B. Brooks Phone: 392-7187

Map Ref. No.: 28

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1912/387188
Date of Application July 27, 1987
Date of Revision:

Confirmed Municipal Address: **22,24,26 Wellesley St. W. & 3,15,19 Phippe**
Nearest Intersection: north side east of Nicholas Street

Project Description: A 29 storey mixed commercial & residential building

Applicant	Agent	Architect
Century Plaza of Toronto 1710- 2 Bloor St. W. 923-4221	Diamond, Fairbairn & Steinberg 300-111 Richmond St. W. 366-8000	Burka Architects 201-4800 Dufferin St. 665-0722

PLANNING CONTROLS (For verification refer to Chief Building Official)

Offical Plan Designation: MDMCRA
Zoning District: CR L2 U150;CR L2 U350
Height Limit: 18.0; 23.0
Site Specific Provision: 79-87,80-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3891.1 m2
Frontage: 63.5 m
Depth: 61.2 m

Height: Storeys: 29
Metres: 85.8

Total GFA: 30353.0 m2
Ground Floor: 1958.0 m2
Residential GFA: 28731.0 m2
Non-Residential GFA: 1622.0 m2

	Indoor	Outdoor
Parking Spaces:	247	
Loading Docks:	3	

DWELLING UNITS

Tenure:	Condo
Bachelors:	6
1 Bedroom:	263
2 Bedroom:	83
Total:	352

FLOOR AREA BREAKDOWN (Existing & addition)

Land Use	Above Grade	Below Grade
Residential:	28731.0 m2	
Retail:	774.6 m2	
Warehouse:		714.0 m2
Office:	847.4 m2	
Services:	407.3 m2	61.6 m2
Parking & Loading:		10882.7 m2

APPROVED DENSITY

Residential Density: 7.4
Non-Residential Density: 0.4

Total Density: 7.8

COMMENTS

Status: Under construction
Data Valid: June 30, 1989

Planner: M. Boyce

Phone: 392-7355

Map Ref. No.: 18

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2153
Date of Application: March 9, 1989
Date of Revision: July 17, 1989

Confirmed Municipal Address: **95 Wood Street**
Nearest Intersection: southwest corner of Wood and Mutual Streets

Project Description: Build a 19-storey commercial and residential building

Applicant	Agent	Architect
International Relief Agency	Weir and Foulds	Robert Reimers
178 Jarvis St. #804	2 First Cdn. Pl., Ste. 1600	23A Morton Rd.
364-0124	365-1110	699-4044

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R3 Z2.0
Height Limit: 30.5 m
Site Specific Provision: none
Historical Status: none
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1318.3 m2
Frontage: 39.2 m2
Depth: 33.5 m

Height: Storeys: 19 + 4 basements
Metres: 51.8

			Indoor	Outdoor
Total GFA:	9038.9 m2			
Ground Floor:	925.7 m2	Parking Spaces:	96	
Residential GFA:	7776.6 m2	Loading Docks:	1	
Non-Residential GFA:	1262.3 m2			

DWELLING UNITS

Tenure:	Rental Assisted
1 Bedroom:	84
2 Bedroom:	36
3 Bedroom:	6
4 Bedroom:	6
Total:	132

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	7776.6 m2	
Community Services:	1262.3 m2	
Parking & Loading:		3600.3 m2

PROPOSED DENSITY

Residential Density: 5.9
Non-Residential Density: 0.96
Total Density: 6.86

COMMENTS

Status: Being processed – status report.
Data Valid: July 17, 1989 Planner: M. Mizzi Phone: 392-7355

Map Ref. No.: 9

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2086
Date of Application: May 30, 1988
Date of Revision: April 4, 1989

Confirmed Municipal Address: **717, 723, 725, 727, 729, 731 Yonge St., 23 Bloor St. East, and 14 Hayden St.**
Nearest Intersection: south east corner of Yonge and Bloor Street East

Project Description: Office-retail development

Applicant
696702, 474883 Ontario Ltd.
3100 - 390 Bay Street
868-3100

Agent
Greenspan-Thomson,
Roger Barr
3100 - 390 Bay St.
868-3100

Architect
Young Wright
172 St. George St.
M5R 2M7
968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA and HDMCRA Section 11.94
Zoning District: CRL2U150, CRL4.5U350
Height Limit: 18.3, 61
Site Specific Provision: 521-80
Historical Status:
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3636.7 m
Frontage: 47.3 m
Depth: irregular

Height: Storeys: 24 + penthouse + 4 basements
Metres: 96.6

Total GFA: 42969.6 m2
Ground Floor: 1830.0 m2
Non-Residential GFA: 42969.6 m2

	Indoor	Outdoor
Parking Spaces:	219	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	36098.3 m2	83.0 m2
Retail:	4598.3 m2	2190.0 m2
Parking & Loading at:		7120.8 m2

PROPOSED DENSITY

Non-Residential Density: 11.8 Total Density: 11.8

COMMENTS

Status: Being processed - preliminary report
Data Valid: June 30, 1989 Planner: T. Keefe Phone: 392-7355

Map Ref. No.: 101

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389072
Date of Application: April 13, 1989
Date of Revision: June 6, 1989

Confirmed Municipal Address: **942 Yonge St.**
Nearest Intersection: west side at Frichot Ave.

Project Description: To build a mixed commercial/residential building

Applicant	Agent	Architect
Sorgum Hill Estates Ltd.	Stan Lindsay	Page & Steele
3650 Victoria Pk. Ave.	500-3650 Victoria Ave. Pk.	110 Eglinton Ave. E.
491-9091	491-9091	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U300
Height Limit: 46.0
Site Specific Provision: 413-78, 679-79, 280-80
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 5225.0 m2
Frontage: 49.2 m2
Depth: 106.1 m2

Height: Storeys: 13 + 2 basements
Metres: 39.4

			Indoor	Outdoor
Total GFA:	20898.0 m2			
Ground Floor:	2600.0 m2	Parking Spaces:	255	
Residential GFA:	20288.0 m2	Loading Docks:		1
Non-Residential GFA:	610.0 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	37
1 Bedroom:	177
2 Bedroom:	49
3 Bedroom:	5
Total:	268

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	20288.0 m2	
Res. Rec.:	2408.0 m2	
Retail:	610.0 m2	
Warehouse:		2158.7 m2
Parking & Loading:		8291.3 m2

APPROVED DENSITY

Residential Density: .12
Non-Residential Density: 3.88

Total Density: 4.0

COMMENTS

Status: Council approval.
Data Valid: June 30, 1989

Planner: Rollin Stanley

Phone: 392-7355

Map Ref. No.: 98

APPLICATION

Development Review:	x	Application Number:	2022
Rezoning:	x	Date of Application:	August 21, 1987
O.P.A.:	x	Date of Revision:	May 6, 1988

Confirmed Municipal Address: **11 Yorkville Avenue**
Nearest Intersection: south side west of Yonge Street

Project Description: Nine storey mixed use project, addition to existing building

Applicant	**Agent**	**Architect**
Eleven Yorkville Ltd. 11 Yorkville Avenue 962-6998	Diamond, Fairbairn & Steinberg 300 - 111 Richmond West 366-8000	Kirshenblatt & Korman Assoc. 388 Mt. Pleasant Rd. 485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1.5 U250
Height Limit:	30.5
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	230-86

PROJECT INFORMATION

Site Area:	1243.2 m2	Height: Storeys:	9 + mezzanine + basement
Frontage:	25.7 m		
Depth:	50.7 m	Metres:	27.2

			Indoor	Outdoor
Total GFA:	6960.1 m2			
Ground Floor:	1159.7 m2	Parking Spaces:	52	
Residential GFA:	3603.6 m2	Loading Docks:		
Non-Residential: GFA	3356.5 m2			

DWELLING UNITS

Tenure:	**Rental**
	Private
1 Bedroom:	51
Total:	51

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Retail:	1079.5 m2	
Parking & Loading:	568.8 m2	1,538.5 m2
Residential:	3603.6 m2	
Office:	2277.0 m2	

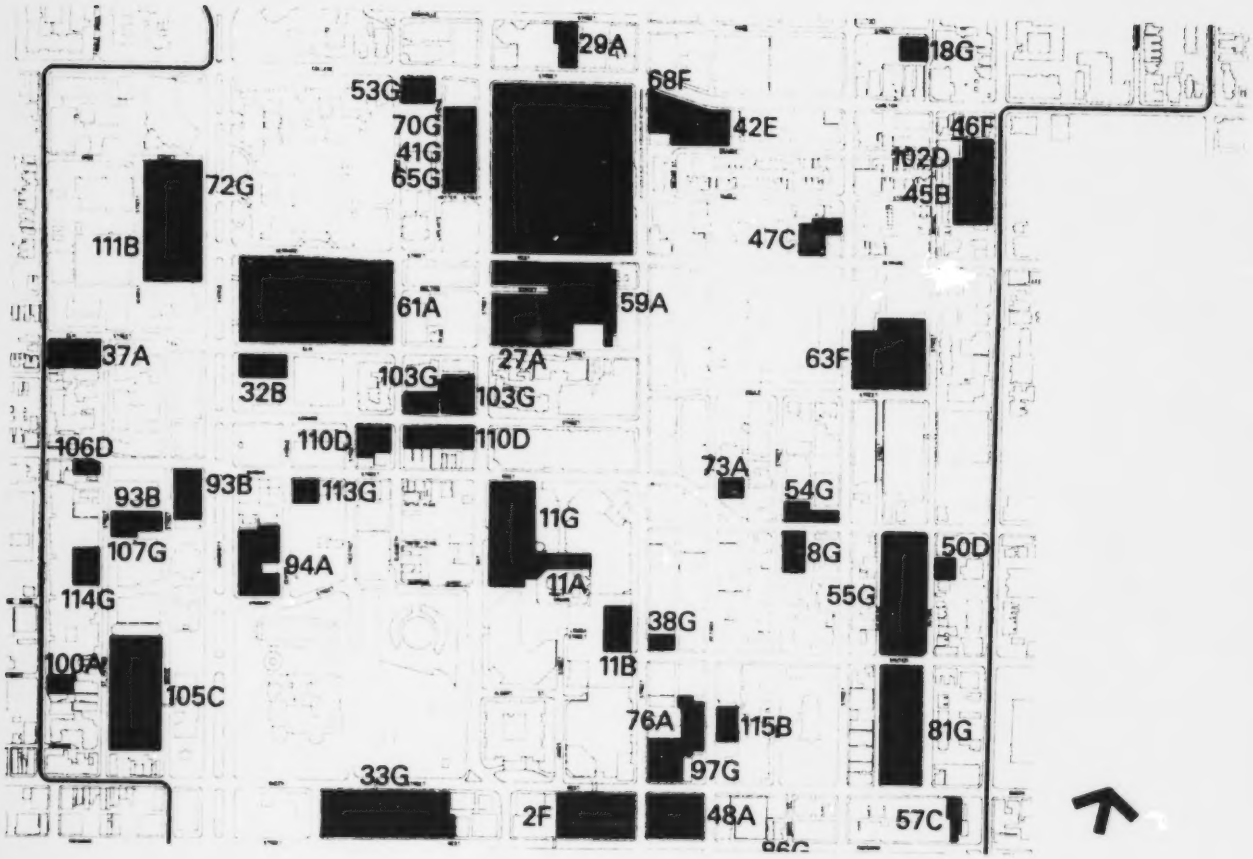
PROPOSED DENSITY

Residential Density:	2.9	Total Density:	5.6
Non-Residential Density:	2.7		

COMMENTS

Status: Being processed - preliminary report.
Data Valid: June 30, 1989 Planner: Rollin Stanley Phone: 392-7355

MAP II



DEVELOPMENT PROJECTS

Legend

A	Under Construction
B	Building Permit Application
C	Development Review Report Approved by Council/Commissioner
D	Development Review Application
E	Site Specific By-Law Approved By O. M. B./Minister
F	Site Specific By-Law Approved By Council
G	Rezoning and /or O.P.A. Application

Map Ref. No.: 110

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389033
Date of Application: February 16, 1989
Date of Revision: July 21, 1989

Confirmed Municipal Address: **604 Bay Street**
Nearest Intersection: west side at Edward Street

Project Description: To renovate the bus terminal building

Applicant	Agent	Architect
Gray Coach Lines Ltd.	T.T.C.	Cole & Sherman
180 Dundas St. W.	1900 Yonge St.	Arch. & Engineers
979-3531	393-4000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0 m
Site Specific Provision:
Historical Status: Listed status
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2500.0 m2
Frontage: 3.8 m
Depth: 101.4 m2

Height: Storeys: 2 + 3 basements
Metres: 8.5

			Indoor	Outdoor
Total GFA:	3540.5 m2			
Ground Floor:	1605.5 m2	Parking Spaces:	2	
Non-Residential GFA:	3540.5 m2	Loading Docks:	1	

DWELLING UNITSFLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	540.0 m2	285.0 m2
Utilities & Transportation:	1720.5 m2	995.0 m2

APPROVED DENSITY

Non-Residential Density: 1.4 Total Density: 1.4

COMMENTS

Part of a larger application with 130 Elizabeth St.

Status: Council approval, September 7, 1989.
Data Valid: Sept. 7, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 103

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2183
Date of Application: June 16, 1989
Date of Revision:

Confirmed Municipal Address: **636 Bay St. and 70 Edward St.**
Nearest Intersection: north west corner of Bay St. & Edward St.

Project Description: To buld a condominium apartment building (Site "A")

Applicant	Agent	Architect
Smye Homes Ltd.	Lyons, Goodman, Iacono, Smith	E.I. Richmond Inc.
90 Tiverton Ct.	& Berkow	30 St. Clair Ave. W.
Markham, Ont.	103 Adelaide St. W.	
477-7609	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2576.0 m2
Frontage: 55.4 m
Depth: irregular

Height: Storeys: 27 + 4 basements
Metres: 75.9

			Indoor	Outdoor
Total GFA:	30912.0 m2			
Residential GFA:	29902.0 m2	Parking Spaces:	276	
Non-Residential GFA:	1010.0 m2	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	405
2 Bedroom:	60
Total:	465

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	28125.0 m2	
Res. Recr.:	1777.0 m2	
Retail:	1010.0 m2	
Parking & Loading:		10304.0 m2

PROPOSED DENSITY

Residential Density: 11.6
Non-Residential Density: 0.4

Total Density: 12.0

COMMENTS

Part of a larger application connected to 100 Edward St.

Status: Being reviewed.
Data Valid: June 30, 1989 Planner: Lyn Feldman Phone: 392-7862

Map Ref. No.: 27

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2047
Date of Application: December 22, 1987
Date of Revision: June 24, 1988

Confirmed Municipal Address: **655 Bay St., 55, 63, 67 & 73 Walton St.**
Nearest Intersection: east side of Bay, between Elm & Walton Sts.

Project Description: A 33-storey mixed commercial/residential complex

Applicant	Agent	Architect
Minto Construction Ltd.	Shibley, Righton &	Webb Zerafa Menkes
20 Dundas St. W.	McCutcheon	Housden
977-7098	401 Bay Street	95 St. Clair Ave. W.
	363-9381	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U400
Height Limit: 76.0 m
Site Specific Provision: O.P.A. #473, By-law 881-88
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6647.9 m2
Frontage: 73.7 m
Depth: irregular

Height: Storeys: 33 + 3 basements
Metres: 93.2

			Indoor	Outdoor
Total GFA:	64645.0 m2			
Ground Floor:	3462.4 m2	Parking Spaces:	377	
Residential GFA:	35433.5 m2	Loading Docks:	5	
Non-Residential GFA:	29211.5 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	62
1 Bedroom:	310
2 Bedroom:	62
Total:	434

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	35433.5 m2	
Office:	27905.5 m2	
Retail:	1306.0 m2	
Parking & Loading:		19800.0 m2
Recreation:	1687.8 m2	

APPROVED DENSITY

Residential Density: 5.33
Non-Residential Density: 4.39

Total Density: 9.72

COMMENTS

Status: Under construction
Data Valid: June 30, 1989

Planner: Lyn Feldman

Phone: 392-7862

Map Ref. No.: 65

APPLICATION

Development Review:	x	Application Number:	2143
Rezoning:	x	Date of Application:	January 30, 1989
O.P.A.:	x	Date of Revision:	February 4, 1989

Confirmed Municipal Address: **734, 740 Bay St. and part of 64 Hayter St.**
Nearest Intersection: north west corner of Bay and Hayter St.

Project Description: A condominium apt. building with 307 units

Applicant	Agent	Architect
Hayter St. Dev. Inc.	Lyons, Goodman, Iakono	E.I. Richmond
90 Tiverton Ct., Markham	130 Adelaide St. W.	Arch. Inc.
477-7609	869-0123	30 St. Clair Ave. W.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1764.3 m2	Height:	Storeys:	311/2+ 4 base-ments
Frontage:	33.7 m		Metres:	85.9
Depth:	irregular			
			Indoor	Outdoor
Total GFA:	21171.6 m2	Parking Spaces:	191	
Residential GFA:	20517.6 m2			
Non-Residential GFA:	654.0 m2			

DWELLING UNITS

Tenure:	Condo
Bachelor:	29
1 Bedroom:	195
2 Bedroom:	83
Total:	307

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	20517.6 m2	
Retail:	654.0 m2	
Parking & Loading:		6112.8 m2

PROPOSED DENSITY

Residential Density:	11.63	Total Density:	12.0
Non-Residential Density:	0.37		

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 41

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1956a
Date of Application: November 14, 1986
Date of Revision:

Confirmed Municipal Address: **748 Bay Street (includes 748, 760)**
Nearest Intersection: west side south of College Street

Project Description: Twenty-five storey residential building

Applicant	Agent	Architect
Richlore Construction	R. Truman & Assoc.	E. I. Richmond
503-3625 Dufferin St.	76 Richmond St.	30 St. Clair Ave. W.
635-7520	366-8919	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, 11.6
Zoning District: CR 14.5 U480
Height Limit: 76.0 m
Site Specific Provision: 485-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1,688.0 m2
Frontage: 41.6 m
Depth: irregular

Height: Storeys: 25 + basement
Metres:

		Indoor	Outdoor
Total GFA:	2432.4 m2	Parking Spaces: 152	142
Ground Floor Area:	698.2 m2		
Residential GFA:	21155.4 m2		
Non-Residential GFA:	277.0 m2		

DWELLING UNITS

Tenure:	Condo
Bachelor:	24
1 Bedroom:	168
2 Bedroom:	48
Total:	240

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21,155.4 m2	
Retail:	277.0 m2	
Parking & Loading:		6,567.0 m2

PROPOSED DENSITY

Residential Density: 12.53
Non-Residential Density: 0.16

Total Density: 12.69

COMMENTS

This application is to amend Application 1720, approved by Council on November 12, 1984, for a 320 unit senior citizens apartment building to permit a 240 unit condominium apartment building

Status: Being reviewed
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 40

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385171a
Date of Application: December 20, 1985
Date of Revision: September 15, 1987

Confirmed Municipal Address: **767 Bay Street (convenience address for 444 Yonge Street)**
Nearest Intersection: west side of Bay St. south of College St.

Project Description: A 30-storey office tower (College Park Commercial Phase 3 of four phases)

Applicant	Agent	Architect
Toronto College St. Cr.	Blake Cassels Graydon	Webb Zerafa Menkes
1900-777 Bay Street	26th fl.,Commerce Crt	Housden, 961-4111
597-0126	863-2946	Joseph Bogdan
		961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA Sec. 11.43
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: OP Sec. 11.43, By-law 840-78
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 31,054.6 m2
Frontage: 153. 0 m
Depth: irregular

Height: Storeys: 30 + 4 basements
Metres: 112.5

Total GFA: 54196.5 m2
Ground Floor: 2156.1 m2
Non-Residential GFA: 54196.5 m2

Parking Spaces: Indoor 166

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	46101.0 m2	
Retail:	1062.9 m2	732.1 m2
Ped. Walkway:	1062.9 m2	1743.9 m2
Services:	7393.7 m2	1145.4 m2
Parking & Loading:		7602.8 m2

APPROVED DENSITY

Total Density: Site Specific By-law 840-78 as amended

COMMENTS

Status: Building permit application February 1989.
Date: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 70

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1930
Date of Application: June 6, 1986
Date of Revision: April 13, 1987

Confirmed Municipal Address: 770 Bay Street
Nearest Intersection: west side south of College Street

Project Description: A 29 storey apartment building

Applicant	Agent	Architect
462230 Ontario Limited	Blott, Fejer, Felkai	E. I. Richmond
101-7 St. Dennis Drive	400-150 York St.	30 St. Clair Ave. W.
429-6555	364-7707	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 427-79, as amended
Historical Status: no
Site Plan Control: 239-87

PROJECT INFORMATION

Site Area: 2170.1 m2
Frontage: 47.1 m
Depth: 45.9 m

Height: Storeys: 29
Metres: 76.2

Ground Floor: 1246.4 m2
Residential GFA: 27360.0 m2
Non-Residential GFA: 9231.9 m2
Total GFA: 36591.9 m2

	Indoor	Outdoor
Parking Spaces:	210	
Loading Docks:	2	

DWELLING UNITS

Tenure:	Condo
Bachelors:	28
1 Bedroom:	108
2 Bedroom:	162
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	27360.0 m2	
Retail:	851.6 m2	
Parking & Loading:		8380.3 m2

PROPOSED DENSITY

Residential Density: 12.61
Non-Residential Density: 0.39
Total Density: 13.0

COMMENTS

Alternate proposal – see also rezoning application 2150

Status: Revised application under review.
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 70

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2150
Date of Application: February 24, 1989
Date of Revision:

Confirmed Municipal Address: 770 Bay St.
Nearest Intersection: west side of Bay between College and Hayter

Project Description: A 28 storey residential building with retail at grade level

Applicant	Agent	Architect
462230 Ontario Limited	Blott Fejer Felkai	E.I. Richmond
7 St. Dennis Dr. Ste.101	150 York St., Ste. 400	30 St. Clair Ave. W.
429-6555	364-7707	961-1567

PLANNING CONTROLS (For verification refer toC hief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76 m
Site Specific Provision: none
Historical Status: none
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2169.4 m2
Frontage: 47.2 m
Depth: 46.0 m

Height: Storeys: 28
Metres: 79.2

			Indoor	Outdoor
Total GFA:	26032.8 m2			
Residential GFA:	25656.0 m2	Parking Spaces:	196	
Non-Residential GFA:	376.8 m2	Loading Docks:	1	

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	133
2 Bedroom	141
3 Bedroom	5
Total:	279

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	25656.0 m2	
Retail:	376.8 m2	
Parking & Loading:		8677.6 m2

PROPOSED DENSITY

Residential Density: 11.83
Non-Residential Density: 0.17

Total Density: 12.0

COMMENTS

Alternate proposal – see also rezoning application 1930

Status: Being reviewed
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 115

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1168
Date of Application: December 1, 1976
Date of Revision:

Confirmed Municipal Address: **30 Bond St.**
Nearest Intersection: west side of Bond St. between Queen St. E. & Shuter St.

Project Description: Hospital addition

Applicant	Agent	Architect
St. Michael Hospital 30 Bond St.	Mathers & Haldenby 30 St. Clair Ave. W., Ste. 1100 924-9201	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: C1A L4 Z2.5
Height Limit: 54.8 m
Site Specific Provision: 754-77, 755-77, 358-78
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 13255.9 m2
Frontage: 171.3 m
Depth: irregular

Height: Storeys: 10+ 2 basements

	Indoor	Outdoor
Parking Spaces:	21	
Loading Docks:		

Non-Residential GFA: 21231.0 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN (Addition only)

Land Use	Above Grade	Below Grade
Hospital:	17160.0 m2	4071.0 m2
Mechanical:	4396.0 m2	166.0 m2

APPROVED DENSITY (entire site)

Residential Density: 5.89 Total Density: 5.89

COMMENTS

Status: Building permit application.
Data Valid: June 30, 1989 Planner: RayDavid Phone: 392-7862

Map Ref. No.: 8

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387235
Date of Application: August 14, 1987
Date of Revision: February 13, 1989

Confirmed Municipal Address: 81 Bond St.
Nearest Intersection: east side at Dundas St. E.

Project Description: Crisis care centre for street youths (Covenant House)

Applicant	Agent	Architect
Covenant House Toronto	Norr Partnership Ltd.	same as agent
70 Gerrard St. E.	40 University Ave.	
593-4849	977-1266	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 46.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1688.3 m2
Frontage: 47.1 m
Depth: 35.8 m

Height: Storeys : 6 + penthouse + basement
Metres: 28.3

			Indoor	Outdoor
Total GFA:	6642.7 m2			
Ground Floor:	1493.0 m2	Parking Spaces:	14	
Non-Residential GFA:	6642.7 m2	Loading Docks:		

DWELLING UNITS

	Assisted
Rooms:	68
Total:	68

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	5662.9 m2	979.8 m2
Parking & Loading:	52.6 m2	629.6 m2

PROPOSED DENSITY

Residential Density: 3.9
Non-Residential Density:

Total Density: 3.9

COMMENTS

Status: Being processed – development review report dated August 31, 1989.
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 42

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1628
Date of Application: August 13, 1982
Date of Revision:

Confirmed Municipal Address: **21 Carlton Street**
Nearest Intersection: south side east of Yonge Street

Project Description: A mixed use tower on the Carlton St. part of site with 14 freehold townhouses along Granby St.

Applicant	Agent	Architect
David Starkman &	Dennis Williams	Peter Farien
Beverly Black	Gardiner, Roberts	953A Eglinton Ave. E.
1716- 2 Carlton St.	927-7314/367-0620	425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA. MDMCRA, 11.146
Zoning District: CR L2 U350
Height Limit: 46.0, 12.0
Site Specific Provision: 541-84
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4400.0 m2
Frontage: 85.5 m
Depth: irregular

Height: Storeys: 21

Total GFA: 33800.0 m2
Ground Floor Area: 2400.0 m2

	Indoor	Outdoor
Parking Spaces:	150	

DWELLING UNITS

Tenure:	Condominium
1 Bedroom:	73
2 Bedroom:	14
Total:	87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13700.0 m2	
Office:	18500.0 m2	
Retail:	1200.0 m2	
Recreation:	400.0 m2	
Other:	1300.0 m2	
Parking & Loading:		6800.0 m2

APPROVED DENSITY

Residential Density: 3.2
Non-Residential Density: 4.5

Total Density: 7.7

COMMENTS

Area of Special Identity. Applicant not proceeding at this time.

Status: OPA approved by Minister. By-law approved by OMB.
Data Valid: June 30, 1989 Planner: M. Mizzi Phone: 392-7355

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2138
Date of Application: December 30, 1988
Date of Revision:

Confirmed Municipal Address: **266 Church St., East building**
Nearest Intersection: N/W Corner of Church and Dundas Streets

Project Description: A mixed commercial residential building (east bldg.)

Applicant	Agent	Architect
Rubcorp Dev. Ltd.	Penwest Dev. Corp. Ltd.	H. Silaste Arch. Inc.
2812-390 Bay St.	2812-390 Bay St.	202-131 Bloor St. W.
923-2377	367-0544	923-8989

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 18.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 770.3 m2
Frontage: 21.6 m
Depth: 35.3 m

Height: Storeys: 6 + 4 basements
Metres: 18.0

			Indoor	Outdoor
Total GFA:	2974.0 m2			
Residential GFA:	2532.0 m2	Parking Spaces:	90	
Non-Residential GFA:	442.0 m2	Loading Docks:		

DWELLING UNITS

Tenure	Condo
1 Bedroom:	3
2 Bedroom:	14
Total:	17

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2532.0 m2	
Retail:	442.0 m2	
Parking & Loading:		2913.8 m2

PROPOSED DENSITY

Residential Density: 318 uph overall
Non-Residential Density: 0.57

COMMENTS

(Refer also to 76 Dundas St. E. which forms part of the same application – page 2.14).

Status: Being processed - Preliminary Report
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 53

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389003
Date of Application: January 5, 1989
Date of Revision: June 21, 1989

Confirmed Municipal Address: **67 College Street**
Nearest Intersection: south side at Elizabeth Street

Project Description: Renovation and addition to existing historical building

Applicant	**Agent**	**Architect**
The Canadian Red Cross Society	McMillan, Binch	Parkin Arch. Ltd.
222 St. Patrick St.	P.O. Box 38, S. Tower	73 Laird Drive
974-9900	865-9723	467-8000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: CR L5 U480
Height Limit: 76.0
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1905.0 m2
Frontage: 45.7 m
Depth: 41.7 m

Height: Storeys: 6 + basement
Metres:

			Indoor	Outdoor
Total GFA:	9715.0 m2			
Ground Floor:	1797.0 m2	Parking Spaces:	0	5
Non-Residential GFA:	9715.0 m2	Loading Docks:	3	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office/clinics/labs:	9715.0 m2	
Utilities/storage:		1455.0 m2
Parking & Loading:	234.0 m2	

APPROVED DENSITY

Non-Residential Density: 5 Total Density: 5

COMMENTS

Status: Council approval August 19, 1989.
Data Valid: August 19, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 54

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2138
Date of Application: December 30, 1988
Date of Revision:

Confirmed Municipal Address: **76 Dundas St. E., west building**
Nearest Intersection: north side at Bond St.

Project Description: A mixed commercial residential building (west bldg.)

Applicant	Agent	Architect
Rubcorp Dev. Ltd.	Penwest Dev. Corp. Ltd.	H. Silaste Arch. Inc.
2812-390 Bay St.	2812-390 Bay St.	202-131 Bloor St. W.
923-2377	367-0544	923-8989

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 46.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1115.8 m2
Frontage: 30.7 m
Depth: 35.3 m

Height: Storeys: 12 + 4 basements
Metres: 38.0

			Indoor	Outdoor
Total:	12325.0 m2			
Residential:	12157.0 m2	Parking Spaces:	100	
Non-Residential:	168.0 m2	Loading Docks:		

DWELLING UNITS

Tenure	Condo
3 Bedroom:	43
Total:	43

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	12157.0 m2	
Retail:	168.0 m2	
Parking & Loading:		4590.5 m2

PROPOSED DENSITY

Residential Density: 318 uph overall
Non-Residential Density: 0.15

COMMENTS

(Refer also to 266 Church St. which forms part of the same application – page 2.12).

Status: Being processed – Preliminary Report
Data Valid: February, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385128
Date of Application: August 23, 1985
Date of Revision:

Confirmed Municipal Address: **1 Dundas Street West**
Nearest Intersection: west side Bay St south of Dundas St. W

Project Description: A 450 room hotel development expansion of Eaton Centre Phase 2 with daycare facilities.

Applicant
Incorporated Synod
Diocese of the City of Toronto
135 Adelaide St. E.
363-6021

Agent
Goodman & Goodman
20 Queen St. West
979-2211

Architect
Webb Zerafa Menkes
Housden, 961-4111
95 St. Clair Ave. W.
Zeidler Roberts
315 Queen St. W.
596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 708-82, 113-83 as amended
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Total GFA: 34200 m2

Height: Storeys: 17

	Indoor	Outdoor
Parking Spaces:	184	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	500.0 m2	
Hotel:	33600.0 m2	
Parking & Loading:		7700.0 m2
Recreation:	1000.0 m2	

APPROVED DENSITY

Total Density: Site Specific By-law 708-82 (as amended)

COMMENTS

Status: Under construction.
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1941
Date of Application: September 8, 1986
Date of Revision:

Confirmed Municipal Address: **1 Dundas Street West**
Nearest Intersection: s/e corner of Dundas St W and Bay St

Project Description: Two office towers with grade related retail.

Applicant	Agent	Architect
Cadillac Fairview Corp. 20 Queen St. West 598-8205	Goodman & Goodman 20 Queen St. West 979-2211	Webb Zerafa Menkes Housden 95 St. Clair Ave. W. 961-4111 Zeidler Roberts 315 Queen St. W. 596-8300

PLANNING CONTROLS (For details refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 122.5
Site Specific Provision: 708-82, 113-83
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6609.0 m2
Total Floor Area: 139236.0 m2

Height: Storeys: 45 and 34
Metres: 208 and 165

	Indoor	Outdoor
Parking Spaces:	515	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	138619.0 m2	
Retail:	617.0 m2	
Parking & Loading:		19041.0 m2
Util & Serv:	2311.0 m2	

APPROVED DENSITY

Total Density: Part of Site Specific By-law for Eaton Centre

COMMENTS

Status: Final report July 3, 1987
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388147
Date of Application: August 4, 1988
Date of Revision: March 31, 1989

Confirmed Municipal Address: **1 Dundas St. West**
Nearest Intersection: Yonge and Shuter - west side

Project Description: A 31 storey office tower addition to the Eaton Centre

Applicant	Agent	Architect
The Cadillac Fairw. Corp.	Goodman & Goodman	Crang & Boake Arch.
20 Queen St. W.	3000-20 Queen St. W.	Zeidler Roberts
598-8200	979-2211	

PLANNING CONTROLS (For verification refer to Chief Building official)

Official Plan Designation: Section 11.31
Zoning District: CRL4.5U480
Height Limit: 76.0 m
Site Specific Provision: By-law 887-78, as amended
Historical Status: No
Site Plan Control: Yes

PROJECT INFORMATION (Office Addition Only)

Height: 31 storey office tower addition

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	75960 m2	

APPROVED DENSITY

Part of Eaton Centre

COMMENTS

Status: Building Permit Application
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 113

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2155
Date of Application: March 2, 1989
Date of Revision:

Confirmed Municipal Address: 181-191 Dundas Street West & 63 Centre Ave.
Nearest Intersection:

Project Description: Build a 17 storey mixed use building

Applicant	Agent	Architect
Dundas Centre Holdings Ltd.	Fraser & Beatty	Habash & Lam Architects
189 Dundas St. W.	1 First Cdn. Pl.	38 Amanda Drive
593-6790	863-4404	298-4399

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 13.7 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1236.0 m2
Frontage: 0.0 m
Depth:

Height: Storeys: 17 + 5 basements
Metres: 49.0

			Indoor	Outdoor
Total GFA:	9641.3 m2			
Ground Floor:	609.0 m2	Parking Spaces:	87	
Residential GFA:	7169.2 m2	Loading Docks:	2	
Non-Residential GFA:	2472.1 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	41
1 Bedroom + Den:	13
2 Bedroom:	28
Total:	82

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	7169.2 m2	
Retail:	1608.1 m2	
Restaurant:	864.0 m2	
Utilities:		1225.3 m2
Parking & Loading:		4901.2 m2

APPROVED DENSITY

Residential Density: 5.8
Non-Residential Density: 2.0

Total Density: 7.8

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989

Planner: Lyn Feldman

Phone: 392-7862

Map Ref. No.: 106

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386161
Date of Application: August 27, 1986
Date of Revision:

Confirmed Municipal Address: 273 Dundas St. W.
Nearest Intersection: south west corner of Dundas St. W. & St. Patrick St.

Project Description: A 7-storey mixed use building

Applicant	Agent	Architect
Lee Tak Enterprises	Yip, Ridsdale Allen Arch.	same as agent
17 Patrick Blvd.	283 Spadina Ave.	
496-0939	593-0229	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	LDMCRA
Zoning District:	CR L2 U200
Height Limit:	13.7 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	744.0 m2	Height:	Storeys: 7 + 1 basements
Frontage:	30.4 m		Metres: 23.7
Depth:	irregular		

			Indoor	Outdoor
Total GFA:	1976.0 m2			
Ground Floor:	400.0 m2	Parking Spaces:	12	
Residential GFA:	600.0 m2	Loading Docks:	yes	
Non-Residential GFA:	1376.0 m2			

DWELLING UNITS

Tenure:	Condo
4 Bedroom:	3
Total:	3

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	400.0 m2	
Office:	976.0 m2	
Residential:	600.0 m2	
Utilities:	114.0 m2	119.8 m2
Parking & Loading:		390.2 m2

APPROVED DENSITY

Residential Density:	0.81	Total Density:	2.66
Non-Residential Density:	1.85		

COMMENTS

Status: Council approval April 6, 1987
Data Valid: June 30, 1989 Planner: Helen Coombs Phone: 392-7339

Map Ref. No.: 103

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2183A
Date of Application: June 16, 1989
Date of Revision:

Confirmed Municipal Address: 100 Edward St.
Nearest Intersection: North side at Elizabeth St.

Project Description: To build a condominium apartment building (site "B")

Applicant	Agent	Architect
Smye Homes Ltd.	Lyons, Goodman, Iacono	E.I. Richmond Inc.
90 Tiverton Ct.	Smith & Berkow	30 St. Clair Ave. W.
Markham, Ontario	130 Adelaide St. W.	
477-7609	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1435.1 m2
Frontage: 48.9 m
Depth: 29.3 m2

Height: Storeys: 23 + 4 basements
Metres: 65.3

			Indoor	Outdoor
Total GFA:	17221.2 m2			
Residential GFA:	16666.0 m2	Parking Spaces:	149	
Non-Residential GFA:	555.2 m2	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	21
1 Bedroom:	177
2 Bedroom:	52
Total:	250

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	15473.0 m2	
Res. Recr.:	1193.0 m2	
Retail:	555.2 m2	
Parking & Loading:		5734.0 m2

PROPOSED DENSITY

Residential Density: 11.6
Non-Residential Density: 0.4

Total Density: 12.0

COMMENTS

Part of a larger application connected to 636 Bay Street and 70 Edward St.

Status: Being reviewed.
Data Valid: June 30, 1989 Planner: Lyn Feldman Phone: 392-7862

Map Ref. No.: 110

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389033A
Date of Application: February 16, 1989
Date of Revision: July 21, 1989

Confirmed Municipal Address: **130 Elizabeth Street**
Nearest Intersection: west side north of Dundas St. W.

Project Description: To renovate existing bus terminal building

Applicant	**Agent**	**Architect**
Gray Coach Line Ltd.	T.T.C.	Cole & Sherman
180 Dundas St. W.	1900 Yonge St.	Arch. & Engineers
979-3531	393-4000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2016.0 m2
Frontage: 38.6 m
Depth: irregular

Height: Storeys: 1 + basements
Metres:

			Indoor	Outdoor
Total GFA:	480.0 m2			
Ground Floor:	380.0 m2	Parking Spaces:		
Non-Residential GFA:	480.0 m2	Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Utilities & Transportation:	380.0 m2	100.0 m2

APPROVED DENSITY

Non-Residential Density: .23 Total Density: .23

COMMENTS

Part of a larger application with 604 Bay St.

Status: Being reviewed.
Data Valid: July 21, 1989 Planner: Lyn Feldman Phone: 392-7862

Map Ref. No.: 47

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385114
Date of Application: August 1, 1985
Date of Revision: February 18, 1986

Confirmed Municipal Address: **50 Gerrard Street East (includes: 380 Church St., 56 Gerrard St. E)**
Nearest Intersection: n/s west of Church St.

Project Description: Mixed use building.

Applicant	Agent	Architect
80237 Canada Limited	Edward G. Pace	Martin Tse
404 - 234 Eglinton Ave. E.	95B Summerhill Avenue	
	482-2203	323-1803

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 415-81
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2400.0 m2
Total GFA: 10500.0 m2

Height: Storeys: 18

	Indoor	Outdoor
Parking Spaces:	82	

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	33
2 Bedroom:	41
3 Bedroom:	8
Total:	82

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8800.0 m2	
Office:	700.0 m2	
Retail:	600.0 m2	
Recreation:	400.0 m2	
Parking & Loading:		2300.0 m2
Other:	400.0 m2	

APPROVED DENSITY

Residential Density: 3.8
Non-Residential Density: 0.5

Total Density: 4.3

COMMENTS

Previous application No. 1499 and 34036. Committee of Adjustment variances granted. Project is subject to Rental Housing Protection Act.

Status: Council approval October 23, 1985.
Data Valid: June 30, 1989 Planner: M. Mizzi Phone: 392-7355

Map Ref. No.: 63

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2124
Date of Application: September 19, 1988
Date of Revision: June 23, 1989

Confirmed Municipal Address: **87 Gerrard Street East**
Nearest Intersection: Church, Gould and Mutual Streets

Project Description: New academic building, a two storey underground parking garage for Ryerson's use and University Open Space area.

Applicant	**Agent**	**Architect**
Ryerson Polytechnical Institute	Aird and Berlis	Norr Partnership Limited
350 Victoria Street	145 King St. E.	40 University Avenue
979-5058	364-1241	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 13.7, 23.0, 46.0
Site Specific Provision: 97-80
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 10154.6 m2
Height: Metres: 19.75

Total Institutional GFA: 13081.0 m2
Ground Floor: 4351.0 m2
Parking Spaces: Indoor 150 Outdoor

APPROVED DENSITY

Calculated as part of the Ryerson By-law 97-80.

COMMENTS

Status: Council approval. (BL527-89)
Data Valid: June 30, 1989
Planner: Ray David
Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1551, 34002, 34003
Date of Application: July 30, 1981
Date of Revision: April 4, 1984

Confirmed Municipal Address: **33, 43 Gerrard Street West**
Nearest Intersection: s/s west of Bay Street

Project Description: A 32,000 sq.m. addition to Chelsea Inn, 32,500 sq.m. office development at Bay/Walton and 1,300 sq.m. office/retail buildng on Elm Street.

Applicant	Agent	Architect
Chelsea Inn 595-1975	Crang & Boake 85 Moatfield Drive 449-1203	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, LDMCRA, Sec. 11.157
Zoning District: CR L4.5 U480
Height Limit: 76.0, 18.0
Site Specific Provision: 284-80, 440-85
Historical Status: see comments
Site Plan Control 239-86

PROJECT INFORMATION

Site Area: 12100.0 m2
Total GFA: 127000.0 m2

Height: Storeys: 26, 20

	Indoor	Outdoor
Parking Spaces:	596	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Chelsea Inn		
Hotel:	74000.0 m2	
Bay/Walton		
Office:	32500.0 m2	
Elm Street		
Office:	900.0 m2	
Retail:	400.0 m2	

APPROVED DENSITY

Non-Residential Density: 7.8 Total Density: 7.8

COMMENTS

Closing of part of Walton Street. Heritage easement agreement for 8-12 Elm Street

Status: Under construction
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 45

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1969
Date of Application: December 30, 1986
Date of Revision:

Confirmed Municipal Address: **300 Jarvis Street**
Nearest Intersection: west side north of Gerrard St. E.

Project Description: A 16700 sq.m. residential building addition to existing historical hotel.

Applicant	Agent	Architect
Polygrand Devel. Inc.	Lyons & Goodman Iacono	Page and Steele
200-425 Queen St. W.	Smith and Berkow	110 Eglinton Ave. E.
595-5902	869-0123	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.112
Zoning District: CR L1 U350, R3 Z3 & Z4
Height Limit: 30.5, 12.0
Site Specific Provision: 725-81, 87-82
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4200.7 m2
Frontage: 74.4 m
Depth: irregular

Height: Storeys: 10
Metres: 50.4

Total GFA: 18902.8 m2
Ground Floor: 1232.0 m2
Residential GFA: 11030.0 m2
Non-Residential GFA: 7872.8 m2

	Indoor	Outdoor
Parking Spaces:	142	

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	88
2 Bedroom:	36
Total:	124

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11030.0 m2	
Retail:	7872.8 m2	801.0 m2
Open Space:	1150.0 m2	

APPROVED DENSITY

Residential Density: 2.6
Non-Residential Density: 1.9

Total Density: 4.5

COMMENTS

300 Jarvis Street is designated. Revisions to approved 1981 scheme.

Status: Under construction
Data Valid: June 30, 1989

Planner: M. Mizzi

Phone: 392-7355

Map Ref. No.: 102

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389100
Date of Application: May 19, 1989
Date of Revision:

Confirmed Municipal Address: 308 Jarvis Street
Nearest Intersection: west side north of Gerrard St. E.

Project Description: To renovate and to build 3rd and 4th floor additions for mixed uses

Applicant	Agent	Architect
R. Richards	Russell Pysklywec Arch.	same as agent
221 Glenrose Ave.	204 Merton St.	
977-9740	483-0824	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1 U350
Height Limit: 30.5 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 869.7 m2
Frontage: 15.8 m
Depth: irregular

Height: Storeys: 4 + basement
Metres: 18.6

			Indoor	Outdoor
Total GFA:	1537.4 m2			
Ground Floor:	423.5 m2	Parking Spaces:		8
Residential GFA:	596.1 m2	Loading Docks:		
Non-Residential GFA:	941.3 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	1
1 Bedroom:	7
Total:	8

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	596.1 m2	
Office:	941.3 m2	
Warehouse:		240.9 m2

APPROVED DENSITY

Residential Density: .69
Non-Residential Density: 1.1
Total Density: 1.8

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989
Planner: M. Mizzi
Phone: 392-7355

Map Ref. No.: 46

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1979
Date of Application: February 11, 1987
Date of Revision: October 8, 1987

Confirmed Municipal Address: **314 Jarvis Street**
Nearest Intersection: west side south of Carlton Street

Project Description: Addition to historic mixed-use building

Applicant	Agent	Architect
Thyti Limited	same as architect	John Cowle
411A - 94 Cumberland St.		109 Queen St. E.
922-1585		363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1 U350
Height Limit: 30.5
Site Specific Provision: none
Historical Status: Listed
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 549.0 m2
Frontage: 14.5 m
Depth: 38.1 m

Height: Storeys: 6 + basement

			Indoor	Outdoor
Total GFA:	1891.8 m2			
Ground Floor:	265.0 m2	Parking Spaces:		10
Residential GFA:	382.5 m2			
Non-Residential GFA:	1509.3 m2			

DWELLING UNITS

Tenure:	Rental
	Private
1 Bedroom:	4
Total:	4

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	382.5 m2	
Office:	1509.3 m2	
Parking & Loading (at):	232.3 m2	

APPROVED DENSITY

Residential Density: 0.70
Non-Residential Density: 2.75
Total Density: 3.45

COMMENTS

Status: Council approval July 14, 1989.
Data Valid: July 14, 1989 Planner: M. Mizzi Phone: 392-7355

Map Ref. No.: 100

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387280
Date of Application: December 10, 1987
Date of Revision:

Confirmed Municipal Address: **35 and 37 McCaul Street**
Nearest Intersection: east side north of Queen St. W.

Project Description: An addition to join two existing buildings for art gallery and artists studio purposes

Applicant	Agent	Architect
Ontario Crafts Council	Armstrong Molesworth Shephard	same as agent
346 Dundas Street West	188 Davenport Road	
977-3551	920-8280	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 24.0 m
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1016.3 m2
Frontage: 26.6 m
Depth: irregular

Height: Storeys: 4
Metres: 15.8

			Indoor	Outdoor
Total GFA:	3482.8 m2			
Ground Floor:	975.5 m2	Parking Spaces:		8
Non-Residential GFA:	3482.8 m2	Loading Docks:	3	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3417.8 m2	
Retail:	65.0 m2	

APPROVED DENSITY

Residential Density: 3.4 Total Density: 3.4

COMMENTS

Status: Under construction
Data Valid: June 30, 1989 Planner: S. Pringle Phone: 392-7187

Map Ref. No.: 81

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1973
Date of Application: January 16, 1987
Date of Revision:

Confirmed Municipal Address: **30 Mutual St. & 88 Queen St. E.**
Nearest Intersection: east side of Mutual St. north of Queen St. E. (the whole block)

Project Description: Mixed use primarily residential development

Applicant	Agent	Architect
Allan S. Blott,Fejer	E.I. Richmond, Arch.	same as agent
400 - 150 York Street	30 St. Clair Ave. W.	
364-7707	961-1567	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: S. 11.18/MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision: By-law 742-79 as amended
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9959.0 m2
Frontage: 171.5 m
Depth: irregular

Height: Storeys: 4-26 + 3 basements
Metres: 70.7

Total GFA: 72379.0 m2
Ground Floor: 6563.0 m2
Residential GFA: 65669.0 m2
Non-Residential GFA: 6710.0 m2

	Indoor	Outdoor
Parking Spaces:	690	0
Loading Docks:	5	

DWELLING UNITS

Tenure:	Condo
Bachelors:	42
1 Bedroom:	687
2 Bedroom:	108
3+ Bedroom:	4
Total:	841

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	65669.0 m2	
Office:	4660.0 m2	
Retail:	2050.0 m2	
Parking & Loading:		22435.4 m2
Recreation Space:	14715.0 m2	

PROPOSED DENSITY

Residential Density: 6.6
Non-Residential Density: 0.67
Total Density: 7.27

COMMENTS

Status: Land Use Committee has requested further reports on the inclusion of social housing from the Commissioner of Planning and Development, May 11, 1988.

Data Valid: June 30, 1989 Planner: R. David Phone: 392-7862

Map Ref. No.: 50

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 388215
Date of Application: December 7, 1988
Date of Revision:

Confirmed Municipal Address: **81,83,85,87 Mutual Street**
Nearest Intersection: east side north of Shuter Street

Project Description: Eleven-storey condominium apartment building

Applicant	Agent	Architect
Kirshenblatt Koman Assoc. 388 Mount Pleasant Rd. 485-4900	same as applicant	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 866.4 m2
Frontage: 31.8 m
Depth: 27.2 m

Height: Storeys: 11+ 2 basements
Metres: 30.9

			Indoor	Outdoor
Total GFA:	3468.0 m2			
Ground Floor:	218.7 m2	Parking Spaces:	30	2
Residential GFA:	3468.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	50
Total:	50

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3468.0 m2	
Warehouse:		102.7 m2
Services:	88.7 m2	
Parking & Loading:		1417.2 m2

PROPOSED DENSITY

Residential Density: 4.0 Total Density: 4.0

COMMENTS

Status: Being reviewed. Site was subject of 387231, approved by Council.
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 55

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2135
Date of Application: November 28, 1988
Date of Revision: September 7, 1989

Confirmed Municipal Address: **60, 90, 92, 94, 96, 100 Mutual St., 125, 143 Dundas St. E., 76 Shuter St., 95 Dalhousie St.**
Nearest Intersection: most of block bounded by Mutual, Dundas, Dalhousie & Shuter St.

Project Description: An apartment building complex

Applicant	Agent	Architect
Centara Developments	Lyons Goodman Iacono 130 Adelaide St. W. 869-0123	Young & Wright Arch. 392-6616

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA/LDMCRA
Zoning District: CRL2U350/CRL2U150
Height Limit: 18.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9249.0 m2

Height: Storeys: 17 + 3 basements
Metres: 52.6 to roof

			Indoor	Outdoor
Total GFA:	55494.0 m2			
Residential GFA:	54404.0 m2	Parking Spaces:	582	
Non-Residential GFA:	1090.0 m2	Loading Docks:		

DWELLING UNITS

Tenure:	Rental	
	Private	Social
Bachelors:	146	
1 Bedroom:	369	
2 Bedroom:	104	
Total:	619	105

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	54404.0 m2	
Retail:	1090.0 m2	

PROPOSED DENSITY

Residential Density: 5.9
Non-Residential Density: 0.1

Total Density: 6.0

COMMENTS

Status: Being processed – Preliminary report
Data Valid: October 16, 1989 Planner: R. David Phone: 392-7862

Map Ref. No.: 114

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2093
Date of Application: July 12, 1988
Date of Revision:

Confirmed Municipal Address: 96 St. Patrick St.
Nearest Intersection: west side of St. Patrick, south of Dundas St. West

Project Description: Build an 18-storey apartment hotel building

Applicant	Agent	Architect
Pageover Developments Ltd.	Aird & Berlis	Kirshenblatt Korman Assoc.
4800 Dufferin St.	145 King St. West	388 Mount Pleasant Rd.
661-9290	364-1241	485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2071.0 m2
Frontage: 55.1 m
Depth: 37.5 m

Height: Storeys: 18 + 3 basements
Metres: 50.4

			Indoor	Outdoor
Total GFA:	19946.8 m2			
Ground Floor:	1922.3 m2	Parking Spaces:	165	
Residential GFA:	18446.2 m2	Loading Docks:		
Non-Residential GFA:	1500.6 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	66
1 Bedroom:	166
2 Bedroom:	66
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	18446.2 m2	
Office:	1500.6 m2	
Parking & Loading:		6072.0 m2

PROPOSED DENSITY

Residential Density: 8.9
Non-Residential Density: 0.73

Total Density: 9.63

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989

Planner: H. Coombs

Phone: 392-7339

Map Ref. No.: 107

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2176
Date of Application: May 5, 1989
Date of Revision:

Confirmed Municipal Address: 121 St. Patrick St.
Nearest Intersection: east side of St. Patrick south of Dundas St. West

Project Description: To build a commercial/residential building. Two towers.

Applicant	Agent	Architect
718208 Ont. Inc. 21 Tahoe Crt.	J. M. Ayres 130 Adelaide St. W. 869-0123	P. Turner

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA SE Spadina Part II
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1000.0 m2
Frontage: 18.1 m
Depth: irregular

Height: Storeys: 13 + 3 basements
Metres: 35.8

			Indoor	Outdoor
Total GFA:	8812.0 m2			
Residential GFA:	6438.0 m2	Parking Spaces:	38 + 9 tandem	
Non-Residential GFA:	2374.0 m2	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	2
1 Bedroom:	32
2 Bedroom:	23
Total:	57

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	5745.9 m2	
Office:	692.1 m2	
Retail:	2374.0 m2	
Parking & Loading:		1235.6 m2

APPROVED DENSITY

Residential Density: 6.44
Non-Residential Density: 2.37
Total Density: 8.81

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989
Planner: H. Coombs
Phone: 392-7339

Map Ref. No.: 37

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 1981
Date of Application: February 18, 1987
Date of Revision: January 19, 1988

Confirmed Municipal Address: **222 St. Patrick St., 153, 155 McCaul St.**
Nearest Intersection: south west corner of St. Patrick St. and Elm St.

Project Description: A 5 storey student residence containing 47 rooms annexed to the Toronto Institute of Medical Technology plus a recreational facility

Applicant	Agent	Architect
Toronto Inst. of Med. Tech.	Holden, Murdoch & Finlay	Bregman & Hamann
222 St. Patrick St.	First Cdn. Pl., #6100	481 University Ave.
596-3101	863-5620	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CRL1U200
Height Limit: 13.7 m
Site Specific Provision: none
Historical Status: none
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 3100.7 m2
Frontage: 36.8 m
Depth: irregular

Height: Storeys: 15 + 3 basements
Metres:

			Indoor	Outdoor
Total GFA:	19032.0 m2			
Ground Floor:	2223.0 m2	Parking Spaces	66	
Non-Residential GFA:	19032.0 m2	Loading Docks:	1	

DWELLING UNITS

Tenure:	Rental
	Private
Total:	47

FLOOR AREA BREAKDOWN (Addition Only)

Land Use	Above Grade	Below Grade
Hostel:	2689.6 m2	910.0 m2

APPROVED DENSITY

Residential Density:
Non-Residential Density: 6.1

Total Density: 6.1

COMMENTS

Status: Under construction
Data Valid: June 30, 1989

Planner: H. Coombs

Phone: 392-7339

Map Ref. No.: 105

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1698, 33059
Date of Application: July 13 & 14, 1983
Date of Revision:

Confirmed Municipal Address: 172, 180, 190 Simcoe Street
Nearest Intersection: north west corner of Simcoe St. & Pullan Pl.

Project Description: 1700 sq.m. addition to office building.

Applicant	Agent	Architect
Canada Life Assur. Co.	McCarthy & McCarthy	Pellow Architect
330 University Avenue	Toronto Dominion Cnetre	
597-1456	362-1812	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.12
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision: 615-79, 827-85, 826-85
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12000.0 m2

Height: Storeys: 10
Metres: 42.0

			Indoor	Outdoor
Total GFA:	48100.0 m2	Parking Spaces:	255	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	36707.0 m2	
Parking & Loading:	11400.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.0 Total Density: 4.0

COMMENTS

Status: Council approval May 14, 1984
Data Valid: June 30, 1989 Planner: H. Coombs Phone: 392-7339

Map Ref. No.: 93

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1910a
Date of Application: February 11, 1986
Date of Revision: June 9, 1987

Confirmed Municipal Address: 248 Simcoe Street
Nearest Intersection: west side south of Dundas Street West

Project Description: Two 14 storey residential towers

Applicant	Agent	Architect
G. Wheeler, Cityhome City of Toronto Housing Dept. 112 Elizabeth Street 392-7941	same as applicant	John Cowle Architects 109 Queen St. East 363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5
Site Specific Provision: 171-88
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1361.0 m2
Frontage: 18.4 m
Depth: 73.8 m

Height Storeys: 13 + mezz. + basement
Metres: 36.5

Total GFA: 10017.0 m2
Ground Floor: 516.0 m2
Residential GFA: 10017.0 m2

	Indoor	Off Site
Parking Spaces:	38	17

DWELLING UNITS

Tenure:	Rental
	Assisted
Bachelors:	26
1 Bedroom:	31
2 Bedrooms:	40
3+ Bedrooms:	12
Total	109

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10017.0 m2	
Parking & Loading:		1356.0 m2

APPROVED DENSITY

Residential Density: 7.4 (801 uph) Total Density: 7.4 (801 uph)

COMMENTS

Agreement between owner of 248 Simcoe Street and 444 University Avenue and City under S. 36 of the Planning Act to convey this site to the City.

Status: Building Permit application February 1989
Data Valid: June 30, 1989 Planner: H. Coombs Phone: 392-7339

Map Ref. No.: 94

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387203
Date of Application: August 4, 1987
Date of Revision:

Confirmed Municipal Address: 375 and 393 University Avenue
Nearest Intersection: east side north of Armoury Street

Project Description: Two-storey addition to existing seven-storey office building and conversion of ground floor to street related retail space

Applicant	Agent	Architect
Metro Gold Structures Ltd. 400 - 1155 Yonge Street 962-9080	Page & Steele Arch. 110 Eglinton Ave. E. 485-9666	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR I4.5 U480
Height Limit: 76.0
Site Specific Provision: 831-78
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5895.0 m2
Frontage: 97.2 m
Depth: irregular

Height: Storeys: 9 and 23

			Indoor	Outdoor
Total GFA:	70511.8 m2			
Ground Floor:	4904.0 m2	Parking Spaces:	213	
Non-Residential GFA:	70511.8 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	66262.8 m2	
Retail:	4249.0 m2	
Warehouse:		1513.0 m2
Services:	3468.9 m2	5363.9 m2
Parking & Loading:		9160.4 m2

APPROVED DENSITY

Non-Residential Density: 12 Total Density: 12

COMMENTS

Status: Retail space occupied. Two storey addition under construction.
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 93

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1910
Date of Application: February 11, 1986
Date of Revision: June 1, 1987

Confirmed Municipal Address: 434, 444, 454 University Ave.
Nearest Intersection: s/w corner of University Ave. & Dundas St.W.

Project Description: A 19 storey commercial building with two levels of underground parking

Applicant	Agent	Architect
M.M. K. Wong, Arch	Pepino, Aird, etc.	same as applicant
1702 - 1 Dundas St. W.	145 King St. W.	
598-0182	364-1241	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR 14.5 U480
Height Limit: 76.0
Site Specific Provision:
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2766.0 m2
Frontage: 71.3 m
Depth: irregular

Height Storeys: 19 + 2 basements
Metres: 77.0

Total GFA: 27660.0 m2
Ground Floor: 1520.0 m2
Residential GFA: none
Non-Residential GFA: 27660.0 m2

	Indoor	Outdoor
Parking Spaces:	120	
Loading Docks:	2	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	24527.0 m2	
Retail:	3133.0 m2	
Services:	4321.0 m2	
Parking & Loading:		4959.6 m2
TTC Connection:	44.0 m2	120.0 m2

APPROVED DENSITY

Non-Residential Density: 10.0 Total Density: 10.0

COMMENTS

Agreement proposed between owner of 248 Simcoe Street and 444 University Avenue and the City under S. 36 of the Planning Act to convey 248 Simcoe Street to the City.

Status: Building Permit application January 1989
Data Valid: June 30, 1989 Planner: H. Coombs Phone: 392-7339

Map Ref. No.: 32

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388123
Date of Application: July 8, 1988
Date of Revision:

Confirmed Municipal Address: **525 University Avenue**
Nearest Intersection: at Elm Street

Project Description: To build an office building with retail on ground floor

Applicant
Univ./Elm Holding Ltd.
1867 Alta Vista Dr.
Ottawa, Ontario
613-731-9013

Agent
Goodman & Goodman
20 Queen St.
979-2211

Architect
Page & Steele Arch.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCR - Section 11.150
Zoning District: CR L4.5 U480
Height Limit: 62.0 m
Site Specific Provision: By-law 367-84

PROJECT INFORMATION

Site Area: 2254.8 m2
Frontage: 32.9 m
Depth: 68.8 m

Height: Storeys: 14 + 4 basements
Metres: 54.8 m

Total GFA: 18048.0 m2
Ground Floor: 996.0 m2
Non-Residential GFA: 18048.0 m2

Parking Spaces:	Indoor	Outdoor
	184	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	17258.0 m2	
Retail:	790.0 m2	
Parking & Loading:		8470.0 m2

APPROVED DENSITY

Residential Density: 8.0

Total Density: 8.0

COMMENTS

Status: Building Permit Application
Data Valid: June 30, 1989

Planner: Lyn Feldman

Phone: 392-7862

Map Ref. No.: 61

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386207
Date of Application: November 3, 1986
Date of Revision:

Confirmed Municipal Address: 555 University Avenue
Nearest Intersection: s/e corner of University Ave. & Gerrard St.W.

Project Description: An eight-storey hospital use addition to hospital.

Applicant	Agent	Architect
Hospital for Sick Children 597-1500	Zeidler Roberts Arch. 315 Queen Street West 596-8300	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QR L5 U480
Height Limit: 76.0
Site Specific Provisions:
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 27040.9 m2
Frontage: 123.4 m
Depth: irregular

Height: Storeys: 14 + 5 basements

Total GFA: 125013.7 m2
(Existing & Proposed)

Parking Spaces: Indoor 963 Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	Above Grade	Below Grade
Parking & Loading:		43370.0 m2
Hospital:	56210.0 m2	6084.0 m2

APPROVED DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS

Status: Under construction
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 111

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 32114/32115
Date of Application: November 25, 1982
Date of Revision:

Confirmed Municipal Address: 600 University Ave.
Nearest Intersection: west side of University between Elm St. and College St.

Project Description: Phase 2 addition to Mount Sinai Hospital

Applicant	Agent	Architect
Mount Sinai Hospital 600 University Ave.	Rosenberg, Smith Paton, Hyman 1800-120 Adelaide St. W.	Mendelow Glazier Ghatalia 333-3995 Bathurst St. Downsview, Ontario 638-1110

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area
Zoning District: QR L8 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 15273.8 m2 (including 550 University)
Frontage: 185.0 m
Depth: irregular

Height: Storeys: 18
Metres: 84.4

Total GFA: 89722.3 m2
Non-Residential GFA: 89722.3 m2

Parking Spaces: Indoor Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN (Phase 2 addition only)

Land Use	Above Grade	Below Grade
Hospital:	7869.0 m2	

APPROVED DENSITY

Non-Residential Density: 5.87 Total Density: 5.87

COMMENTS

Status: Under construction.
Data Valid: June 30, 1989 Planner: H. Coombs Phone: 392-7339

Map Ref. No.: 72

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2127
Date of Application: October 7, 1988
Date of Revision: August 14, 1989

Confirmed Municipal Address: 620 University Avenue
Nearest Intersection: west side south of College Street

Project Description: New Princess Margaret Hospital

Applicant	Agent	Architect
The Ont. Cancer Institute 500 Sherboune St.	Houser, Henry 2000-145 King St. W. 362-3411	Zeidler, Roberts

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QRL8U480
Height Limit: 76.0
Site Specific Provision: none
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 5705.1 m2
Frontage: 68.4 m
Depth: 83.7 m

Height: Storeys: 20
Metres: 94.0

Total GFA: 92771.0 m2
Ground Floor: 3495.0 m2
Residential GFA:
Non-Residential GFA: 92771.0 m2

Parking Spaces: Indoor under review Outdoor
Loading Docks:

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	62284.0 m2	9751.0 m2
Existing Office:	18803.0 m2	1933.0 m2

PROPOSED DENSITY

Non-Residential Density: 16.26 Total Density: 16.26

COMMENTS

Status: Being processed
Data Valid: August 14, 1989 Planner: H. Coombs Phone: 392-7339

Map Ref. No.: 73

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1818 & 385021
Date of Application: January 28, 1985
Date of Revision: February 12, 1985

Confirmed Municipal Address: 277 Victoria Street
Nearest Intersection: n/e corner of Victoria St. & Dundas St. E.

Project Description: A 3800 m2 office and athletic club addition on 4 floors to office building.

Applicant	Agent	Architect
Inaugural Investments Ltd. 920-8880	W. Vaughan (Solicitor) 863-0711	Aaron Landau 10 Britain St. 868-0111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.155
Zoning District: CR L2 U350
Height Limit: 46.0
Site Specific Provision: 595-85
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1000.0 m2
Total GFA: 10925.0 m2
Height: Storeys: 10

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	8000.0 m2	
Retail:	500.0 m2	
Other:	700.0 m2	
Sports Club:	1625.0 m2	

APPROVED DENSITY

Non-Residential Density: 10.9
Total Density: 10.9

COMMENTS

Status: Under construction
Data Valid: June 30, 1989
Planner: W. Johncox
Phone: 392-7187

Map Ref. No.: 97

APPLICATION

Development Review:	x	Application Number:	2046
Rezoning:	x	Date of Application:	December 23, 1987
O.P.A.:	x	Date of Revision:	April 28, 1989

Confirmed Municipal Address: **173, 177, 181, 185 Yonge Street and 8, 10, 12 Queen Street East; 144 and 146 Victoria St.**
Nearest Intersection: n/e corner of Yonge St. & Queen St. E.

Project Description: Office building with retail at grade that integrates the historic Bank of Montreal building into the new building

Applicant	Agent	Architect
Campeau Corporation	Webb Zerafa Menkes Housden	same as agent
320 Bay Street	95 St. Clair Ave. W.	
868-6460	961-4111	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District,Sec.11-38,OPA 39,43,46,51,65
Zoning District:	CR L8 U400
Height Limit:	46 m
Site Specific Provision:	none
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2820.7 m2	Height:	Storeys: 18 + 3 basements
Frontage:	50.4 m		Metres: 72.3
Depth:	irregular		

			Indoor	Outdoor
Total GFA:	33846.4 m2			
Ground Floor:	1960.0 m2	Parking Spaces:	105	
Non-Residential GFA:	33846.4 m2	Loading Docks:	5	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	31976.1 m2	
Retail:	1160.4 m2	
Parking & Loading:		4877.3 m2
Other:	709.9 m2	

PROPOSED DENSITY

Non-Residential Density: 12 Total Density: 12

COMMENTS

173 Yonge Street is designated (Bank of Montreal building)

Status: Application revised - being reviewed
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 76

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1856
Date of Application: July 11, 1985
Date of Revision:

Confirmed Municipal Address: **189 Yonge Street (includes part of 201 Yonge St. & 160 Victoria St)**
Nearest Intersection: east side north of Queen St. E.

Project Description: Renovation and addition to Elgin-Wintergarden Theatre.

Applicant	Agent	Architect
Ont. Heritage Foundation	same as applicant	Mandel Sprachman
77 Bloor St. West	30 Roden Pl.	
965-5727	923-7309	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.123
Zoning District: CR 14.5 U480
Height Limit: 30.5, 46.0
Site Specific Provision: 644-87, 643-87, 592-84, 30-83
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2348.5 m2
Total GFA: 10285.7 m2
Height: Storeys: 7

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	
Existing building:	5414.7 m2
Yonge St. addition:	1863.0 m2
Backstage addition:	3008.0 m2

APPROVED DENSITY

Non-Residential Density: 4.4
Total Density: 4.4

COMMENTS

189 Yonge Street is designated

Status: Under construction
Data Valid: June 30, 1989
Planner: P. Dill
Phone: 392-7862

Map Ref. No.: 38

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2139
Date of Application: December 30, 1988
Date of Revision:

Confirmed Municipal Address: **229 Yonge St.**
Nearest Intersection: east side at Shuter St.

Project Description: Renovation and new below grade addition to existing historic building for cinemas

Applicant	**Agent**	**Architect**
Famous Players Inc.	Berridge Lewinberg & Greenberg	M. Sprachman
146 Bloor St. W.	133 Richmond St. W.	
964-5800	363-9004	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 30.5
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1536.8 m2
Frontage: 41.1 m
Depth: 36.8 m

Height: Storeys: 5 + 3 basements
Metres:

Total GFA: 10559.3 m2
Ground Floor: 1490.2 m2
Non-Residential GFA: 10559.3 m2

Indoor Outdoor
Parking Spaces:
Loading Docks:

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5409.8 m2	
Retail:	1490.2 m2	3659.3 m2

PROPOSED DENSITY

Total Density: 6.87
Non-Residential Density: 6.87

COMMENTS

Status: Being processed - Preliminary Report May 11, 1989.
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7862

Map Ref. No.: 40

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388101
Date of Application: September 6, 1988
Date of Revision: December 1, 1988

Confirmed Municipal Address: **384, 396, 404, 406, 444 Yonge St., 44 Gerrard St. W., 25 Hayter St., 715 Bay St.**
Nearest Intersection: Block bounded by College, Yonge, Gerrard, Bay St.

Project Description: To build a condominium project (Yonge Res. Liberties, Buildings IV, V, VI.)

Applicant	Agent	Architect
Toronto College Pk. Ltd.	Blake Cassels Graydon	J.Bodgan Assoc.Arch.
1900 - 777 Bay St.	Comm. Court West	306 Sherbourne St.
597-0126	863-2946	961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.43
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 49819.0 m2
Frontage: 153.1 m
Depth: irregular

Height: Storeys: 22 + 3 basements
Metres: 47.6

Total GFA: 59556.8 m2
Ground Floor: 3354.7 m2
Residential GFA: 57647.1 m2
Non-Residential GFA: 1909.7 m2

	Indoor	Outdoor
Parking Spaces:	307	
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	206
1 Bedroom:	294
2 Bedroom:	130
Total:	630

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	52840.9 m2	
Retail Rec.:	3259.4 m2	160.9 m2
Retail:	1909.7 m2	
Warehouse:		1385.9 m2
Ped. Walkway:	169.5 m2	
Parking & Loading:		9982.1 m2

PROPOSED DENSITY

Density: Part of College Park

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 68

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388160
Date of Application: August 29, 1988
Date of Revision: June 1, 1989

Confirmed Municipal Address: 437, 441 Yonge Street
Nearest Intersection: east side at Carlton Street

Project Description: An 18 storey mixed use building containing 243 condominium apt. and street-related retail.

Applicant	Agent	Architect
Lee Dev. Corp.	Goodman & Carr	Page & Steele
326 Sheppard Ave. E.	2300-200 King St. W.	110 Eglinton Ave. E.
733-1817	595-2404	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5 U480
Height Limit: 46.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2475.0 m2
Frontage: 65.5 m
Depth: irregular

Height: Storeys: 18 + 3 basements
Metres: 54.0

			Indoor	Outdoor
Total GFA:	19174.0 m2			
Ground Floor:	1461.0 m2	Parking Spaces:	150	
Residential GFA:	18064.0 m2	Loading Docks:	2	
Non-Residential GFA:	1110.0 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	30
1 Bedroom:	135
2 Bedroom:	78
Total:	243

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	18064.0 m2	
Retail:	1110.0 m2	
Utilities:		560.7 m2
Parking & Loading:		6921.6 m2

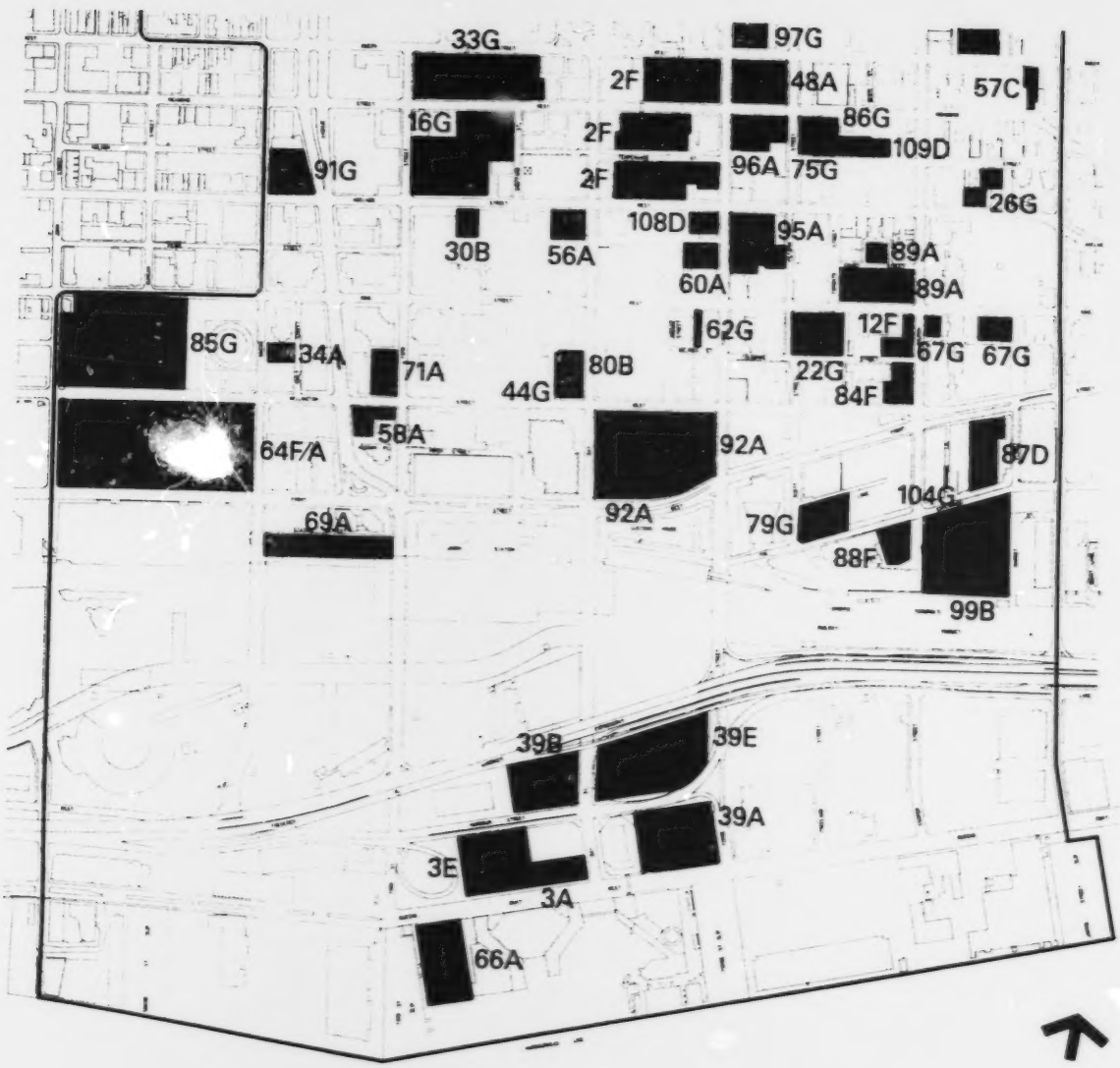
APPROVED DENSITY

Residential Density: 7.3
Non-Residential Density: 0.45
Total Density: 7.75

COMMENTS

Status: Council approval July 13, 1989.
Data Valid: July 13, 1989 Planner: M. Mizzi Phone: 392-7355

MAP III



DEVELOPMENT PROJECTS

Legend

A	Under Construction
B	Building Permit Application
C	Development Review Report Approved by Council/Commissioner
D	Development Review Application
E	Site Specific By-Law Approved By O. M. B./Minister
F	Site Specific By-Law Approved By Council
G	Rezoning and /or O.P.A. Application

Map Ref. No.: 30

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389009
Date of Application: January 11, 1989
Date of Revision:

Confimred Municipal Address: **105 Adelaide Street West**
Nearest Intersection: south side of Adelaide St. W. between York and Bay

Project Description: Make alterations and additions to an existing commercial building

Applicant	Agent	Architect
M & C Developments Inc.	Goodman and Goodman	Bregman & Hamann
2202 Eglinton Ave. E.	20 Queen St. W., Ste. 3000	481 University Ave.
759-6777	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: None
Site Specific Provision: By-law 47-80
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2285.6 m2
Frontage: 39.8 m
Depth: 57.4 m

Height: Storeys: 12
Metres: 48.2

Total GFA: 22847.2 m2
Ground Floor: 991.4 m2
Non-Residential GFA: 22847.2 m2

	Indoor	Outdoor
Parking Spaces:	78	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	18065.0 m2	
Retail:	1017.0 m2	1269.5 m2
Utilities:		1297.8 m2
Parking & Loading:	2495.7 m2	2495.7 m2

APPROVED DENSITY

Total Density: Part of First Canadian Place

COMMENTS

Status: Building permit application.
Data Valid: June 30, 1989 Planner: Wendy Johncox Phone: 392-7187

Map Ref. No.: 3

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386189
Date of Application: October 6, 1986
Date of Revision:

Confirmed Municipal Address: **10 Bay Street**
Nearest Intersection: north east corner of Bay St. & Queens Quay West

Project Description: Office, retail building (Phase II of Waterpark Place).

Applicant	Agent	Architect
Campeau Corporation 868-6460	Bregman & Hamann 481 University Ave. 596-2299	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Central Harbour
Zoning District: C1 V2
Height Limit:
Site Specific Provision: 503-84, 504-84, 506-84, 508-84
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 15782.2 m2
Frontage: 88.0 m
Depth: 181.0 m

Height: Storeys: 35 + 3 basements

			Indoor	Outdoor
Total GFA:	33051.0 m2	Parking Spaces:	138	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	31363.0 m2	
Retail:	767.0 m2	
Storage:	921.0 m2	
Util & Serv:	3469.0 m2	
Parking & Loading:		5223.0 m2

APPROVED DENSITY

Total Density: Site Specific By-law 508-84

COMMENTS

Rezoning application #1629 for this site is for a density transfer proposal with the Bank of Nova Scotia project (44 King St. W.). It is subject to a C. of A. application.

Status: Under construction
Data Valid: June 30, 1989 Planner: A. Appleby Phone: 392-7611

Map Ref. No.: 92

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1986a
Date of Application: March 30, 1987
Date of Revision: November 30, 1987

Confirmed Municipal Address: **159, 181, 189, 197, 199 Bay Street and 30, 32, 36, 38, 40, 42, 44 Yonge Street; 1, 3, 5, 9, 11, 15, 21, 25, 27 Wellington Street West; 10, 20, 26, 32 Front Street West**

Nearest Intersection: whole block bounded by Bay, Wellington, Yonge and Front

Project Description: A commercial complex with below grade facilities and incorporating some historical buildings - Phase I of BCE

Applicant	**Agent**	**Architect**
BCE Development Corporation	Goodman and Goodman	Bregman & Hamann
3850 Bank Tower, T-D Centre	3000 - 20 Queen St. W.	481 University Ave
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: Site Specific
Site Specific Provision: 44-88
Historical Status: yes
Site Plan Control: 239-86

PROJECT INFORMATION Phases I & II

				Phase I	**Phase II**
Site Area:	21815.0 m2	Height:	Storeys:	53 + 5 basements	43 + 5 basements
			Metres:	234.8	215.0
Total GFA:	132382.7 m2			Indoor	Outdoor
Ground Floor:	5547.1 m2	Parking Spaces:		645	
Residential GFA:	none	Loading Docks:		8	
Non-Residential GFA:	132382.7 m2				

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Institutional:	2016.4 m2	
Office:	121285.3 m2	
Retail:	3135.4 m2	5945.6 m2
Ped. Walkway:	981.0 m2	131.9 m2
Services:	9122.8 m2	4064.4 m2
Parking & Loading:		35019.1 m2

APPROVED DENSITY (Phases I & II)

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

Status: Under construction
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 1986b/388178
Date of Application: September 19, 1988
Date of Revision:

Confirmed Municipal Address: **159, 181, 189, 197, 199 Bay St., 30, 32, 36, 38, 40, 42, 44 Yonge St., 1, 3, 5, 9, 11, 15, 21, 25, 27 Wellington St. W., 10, 20, 26, 32 Front St. W**

Nearest Intersection: the whole block bounded by Bay, Yonge, Wellington and Front St. W.

Project Description: To build PH II of B.C.E. Place

Applicant	Agent	Architect
BCE Dev. Corp.	Goodman & Goodman	Bregman & Hamann
3850 TD Bank Tower	20 Queen St. W.	481 University Ave.
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 137.2
Site Specific Provision: 44-88
Historical Status: Yes
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 21815.0 m2
Frontage: 178.5 m
Depth: irregular

Height: Storeys: 53 + 5 basements
Metres: 234.8

Total GFA: 270034.2 m2
Ground Floor: 13418.0 m2
Non-Residential GFA: 270034.2 m2

Parking Spaces: Indoor 1684 Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	112238.8 m2	
Retail:	4161.0 m2	5611.5 m2
Ped. Walkway:	4122.0 m2	1505.0 m2
Utilities:	16075.3 m2	2538.6 m2
Parking & Loading:		32338.5 m2

APPROVED DENSITY (Phase I & II)

Non-Residential Density: 12.0

Total Density: 12.0

COMMENTS

Status: Under Construction
Data Valid: June 30, 1989

Planner: A. Milchberg

Phone: 392-7355

Map Ref. No.: 44

APPLICATION

Development Review:		Application Number:	2148
Rezoning:	x	Date of Application:	February 2, 1989
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **220 Bay Street**
Nearest Intersection: west side at Wellington St. W.

Project Description: A commercial office building

Applicant	**Agent**	**Architect**
Regentor IC. Prop. Inc.	Bratty & Partners	Page & Steele
1100-350 Bay St.	4950 Yonge St., 20th Floor	110 Eglinton AVe. E.
364-7800	226-0660	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CRL8U400
ght Limit:	none
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	784.9 m2	Height:	Storeys: 16 + penthouse + 3 basements
Frontage:	18.9 m		
Depth:	34.4 m		Metres: 65.9
Total GFA:	9418.7 m2		Indoor Outdoor
Ground Floor:	576.9 m2	Parking Spaces:	34
Non-Residential GFA:	9418.7 m2	Loading Docks:	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	9090.4 m2	
Retail:	328.3 m2	
Warehouse:		784.9 m2
Utilities:	1096.1 m2	
Parking & Loading:		1569.8 m2

PROPOSED DENSITY

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 80

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2005
Date of Application: June 6, 1987
Date of Revision:

Confirmed Municipal Address: 222, 226, 230, 232 Bay Street and part of Mincing Lane closed
Nearest Intersection: w/s north of Wellington St. W

Project Description: Office building to incorporate a design exchange in the old Toronto Stock Exchange

Applicant	Agent	Architect
Toronto-Dominion Centre	Goodman & Goodman	Bregman and Hamann
5500 T-D Tower	3000 - 20 Queen St. W.	& Scott Associates
982-8222	979-2211	481 University Ave.
		596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: none
Site Specific Provision: 207-88, 946-88
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2053.8 m2
Frontage: 50.5 m
Depth: irregular

Height: Storeys: 31 + 3 basements
Metres: 133.5

			Indoor	Outdoor
Total GFA:	51252.2 m2			
Ground Floor:	1693.4 m2	Parking Spaces:	48	
Residential GFA:	none			
Non-Residential GFA:	51252.2 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3834.9 m2	
Office:	46332.2 m2	
Retail:		526.8 m2
Parking & Loading:		558.3 m2

APPROVED DENSITY

Non-Residential Density: 11.9 Total Density: 11.9

COMMENTS

232 Bay Street, the old Toronto Stock Exchange, is designated. Density calculations include 55, 77 King St. W. and 100 Wellington St. W.

Status: Building Permit application
Data Valid: June 30, 1989 Planner: Paula Dill Phone: 392-7862

Map Ref. No.: 56

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1839
Date of Application: April 22, 1985
Date of Revision: December 6, 1985

Confirmed Municipal Address: **304, 320 Bay Street**
Nearest Intersection: s/w corner of Bay St. and Adelaide St. W.

Project Description: Addition to office building.

Applicant	Agent	Architect
BCE Realty Inc.	Blake, Cassels & Graydon	Bregman & Hamann
3850 Bank Tower	P.O. Box 25	481 University Ave.
T-D Centre	Commerce Court W.	596-2299
369-2300	863-2400	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District, Sec. 11.29
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 34-76
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2,100.0 m2
Total GFA: 28,800.0 m2

Height: Storeys: 19

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	Above Grade	Below Grade
Office:	7,435.0 m2	

APPROVED DENSITY

Non-Residential Density: 13.8

Total Density: 13.8

COMMENTS

320 Bay Street is designated

Status Under construction
Data Valid: June 30, 1989

Planner: P. Dill

Phone: 392-7187

Ref Map. No.: 99

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387240
Date of Application: September 24, 1987
Date of Revision: May 4, 1988

Confirmed Municipal Address: 1 Church Street
Nearest Intersection: east side south of Wilton Street

Project Description: An extension to municipal Carpark No. 43.

Applicant	Agent	Architect
The Parking Authority 33 Queen Street East 393-7275	same as applicant	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: C.3 V.4
Height Limit: 16.0
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6032.0 m2
Frontage: 46.8 m
Depth: 139.4 m

Height: Storeys: 6

Total GFA: 28340.0 m2
Ground Floor: 4800.0 m2
Non-Residential GFA: 28340.0 m2

	Indoor	Outdoor
Parking Spaces:	945	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Services:	744.0 m2	
Parking & Loading:	27596.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.7
Total Density: 4.7

COMMENTS

Status: Building permit issued
Date: June 30, 1989
Planner: H. Bulat
Phone: 392-7214

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2160
Date of Application: March 22, 1989
Date of Revision: July 20, 1989

Confirmed Municipal Address: **Part of 1, 1A Church St. and Wilton St.**
Nearst Intersection: South of The Esplanade, between Market and Church Sts.

Project Description: Build 3 mixed-use buildings containing 511 social housing units, commercial uses, a daycare centre and a public park.

Applicant	**Agent**	**Architect**
City of Tor. Housing Dept.	same as applicant	M. Spaziani
112 Elizabeth St.		14 Verral Ave.
392-6613		778-4060

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Commercial-Residential Area 'D'; MDRA; St. Lawrence Neighbourhood Part II Plan
Zoning District: C3 V4 (By-law 438-86)
Height Limit: 16.8 m (By-law 438-86)
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

*Site Area 17416.6 m2
Frontage: 65.0 m
Depth: irregular
Total GFA: 60470.1 m2
Ground Floor: 4869.3 m2
Residential GFA: 45812.1 m2
Non-Residential GFA: 3378.5 m2

Height: Storeys: 6-12 + basement
Metres: 18.2 to 35.1

	Indoor	Outdoor
Parking Spaces:	255	
Loading Docks:	2 - Type B	
	1 - Type G	

DWELLING UNITS

Tenure:	**Rental**
	Assisted
1 Bedroom:	347
2 Bedroom:	135
3 Bedroom:	29
Total:	511

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	45812.1 m2	
Retail.:	2108.0 m2	
Parking:		11279.5 m2
Office:	868.2 m2	
Daycare:	402.3 m2	

PROPOSED DENSITY

Residential Density: 3.6
Non-Residential Density: 0.27
Total Density: 3.87

COMMENTS

* Site area includes part of Wilton St. road allowance, all of 1A Church St. east & west of Market St. Carpark No. 43 and adjacent service lane is excluded.
Status: Being reviewed
Data Valid: October 10, 1989 Planner: H. Bulat Phone: 392-7214

Map Ref. No.: 87

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389142
Date of Application: July 14, 1989
Date of Revision:

Confirmed Municipal Address: 77, 81, 85 Front St. E.
Nearst Intersection: south side west of Market St.

Project Description: To build new condominium project incorporating historical buildings

Applicant	Agent	Architect
77-85 Front St. Dev. Ltd.	Diamond, Fairbairn & Steinberg	T. Altosaar
30 St. Clair Ave. W.	2000 - 393 University Ave.	
921-6080	971-7000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2U350;CRL1U350
Height Limit:	22.9 m
Site Specific Provision:	no
Historical Status:	yes
Site Plan Control:	yes

PROJECT INFORMATION

Site Area	4304.2 m2			
Frontage:	50.9 m	Height:	Storeys:	12 + 3 basements
Depth:	irregular		Metres:	28.5

			Indoor	Outdoor
Total GFA:	21731.5 m2			
Ground Floor:	2854.3 m2	Parking Spaces:	158	
Residential GFA:	16396.5 m2	Loading Docks:		
Non-Residential GFA:	5335.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	56
2 Bedroom:	86
3 Bedroom:	2
Total:	144

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	16396.5 m2	
Office.:	3813.2 m2	
Retail:	1521.8 m2	
Parking & Loading:		8137.3 m2

PROPOSED DENSITY

Residential Density:	3.8	Total Density:	5
Non-Residential Density:	1.2		

COMMENTS

Replace previous rezoning application 2069.

Status: Being reviewed.
Data Valid: July 14, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 64

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1778
Date of Application: September 27, 1984
Date of Revision:

Confirmed Municipal Address: **230 Front Street West**
Nearest Intersection: north side from John St. to Simcoe St.

Project Description: CBC Broadcast Centre Block: mixed use office, retail, broadcast facilities, hotel and residential components.

Applicant	Agent	Architect
Canadian Broadcasting Corp. Box 550, Terminal A 975-3300	Goodman & Goodman 20 Queen St. W. 979-2211	Bregman and Hamann & Scott Associates 481 University Avenue 596-2299/971-5200

PLANNING CONTROLS (For details refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.117
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 637-88
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 37730.0 m2
Total GFA: 366000.0 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use		Above Grade	Below Grade
Commercial:		169800.0 m2	
Instit.	from:	113200.0 m2	
	to:	169800.0 m2	
Hotel:		30200.0 m2	
Resi.	from:	52800.0 m2	
	to:	181100.0 m2	

APPROVED DENSITY

Total Density: 9.7

COMMENTS

Status: Rezoning approved. CBC building under construction.
See also page 3.12 for description of CBC building.

Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388097
Date of Application: June 6, 1988
Date of Revision:

Confirmed Municipal Address: **230 Front Street West**
Nearest Intersection: north side at Simcoe Street

Project Description: To build the CBC building as Phase 1 of the proposed broadcasting centre block

Applicant	Agent	Architect
Canadian Broadcasting Corp. Box 550, Terminal A 975-3300	Goodman & Goodman 20 Queen St.W. 979-2211	Bregman and Hamann & Scott Associates 481 University Ave. 596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 37,733.0 m2
Frontage: 290.8 m
Depth: irregular

Height: Storeys: 12 + 4 basememts
Metres: 70.7

Total GFA: 165,040.0 m2
Ground Floor: 11,835.9 m2
Non-Residential GFA: 112,119.7 m2

	Indoor	Outdoor
Parking Spaces:	580	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Warehouse:		34,061.6 m2
Industrial:	112,119.7 m2	
Parking & Loading:		18,858.7 m2

APPROVED DENSITY

Entire block, as rezoned, has overall density of 9.7.

COMMENTS

Rezoning approved. See also page 3.11 for description of development permitted on entire block.

Status: Under construction
Data Valid: June 30, 1989 Planner: Anne Milchberg Phone: 392-7862

Map Ref. No.: 39

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1773
Date of Application: August 2, 1984
Date of Revision:

Confirmed Municipal Address: **20 Harbour Street**
Nearest Intersection: North of Harbour, between Yonge and Bay

Project Description: Commercial/retail/office complex (World Trade Centre)

Applicant	**Agent**	**Architect**
York Hanover Dev. Ltd.	Blott, Fejer, Felkai	Zeidler, Roberts
910 - 2 First Canadian Place	400 - 150 York Street	315 Queen St. W.
864-0164	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Height Limit:
Site Specific Provision: 42-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 16146.0 m2
Frontage: 173.4 m
Depth: irregular

Height: Storeys: 26 + 3 Basements & Mech

			Indoor	Outdoor
Total GFA:	125869.0 m2	Parking Spaces:	496	
Ground Floor:	5827.0 m2	Loading Docks:		
Non-Residential GFA:	125869.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	100078.0 m2	
Retail:	12777.0 m2	
Parking & Loading:	13014.0 m2	9392.5 m2

APPROVED DENSITY

Total Density: Site Specific By-law 42-87

COMMENTS

Status: Council approval
Data Valid: June 30, 1989 Planner: A. Appleby Phone: 392-7611

Map Ref. No.: 39

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387160
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: **60 Harbour Street and 30 Bay Street**
Nearest Intersection: n/w corner of Harbour & Bay streets

Project Description: Commercial/retail/office complex (World Trade Centre)

Applicant	Agent	Architect
Camrost Development Corp	Blott, Fejer, Felkai	Zeidler, Roberts
4950 Yonge St., Ste. 904	400 - 150 York Street	315 Queen St. W.
229-5886	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Height Limit:
Site Specific Provision: 42-87
Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7373.0 m2
Frontage: 94.2 m
Depth: irregular

Height: Storeys: 28 + 2 Basements & Mech
Metres: 123.6

			Indoor	Outdoor
Total GFA:	69481.7 m2	Parking Spaces:	215	
Ground Floor:	2996.4 m2	Loading Docks:	4	
Non-Residential GFA:	69481.7 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Daycare:	455.0 m2	
Office:	53253.0 m2	445.0 m2
Retail:	487.5 m2	
Public Gal.:	536.0 m2	
Services:	3439.7 m2	144.0 m2
Parking & Loading:	250.5 m2	10498.1 m2

APPROVED DENSITY

Total Density: Site SpecificBy-law 42-87

COMMENTS

60 Harbour Street is listed

Status: Building Permit Application
Data Valid: June 30, 1989 Planner: A. Appleby Phone: 392-7611

Map Ref. No.: 66

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386168
Date of Application: May 4, 1986
Date of Revision: April 21, 1989

Confirmed Municipal Address: **77/99 Harbour Square**
Nearest Intersection: south side east of York Street

Project Description: A twin tower condominium with street related retail

Applicant	**Agent**	**Architect**
Graywood Development Ltd.	Blott, Fejer, Felka	Clarke Darling
3356 - 2 First Cdn. Place	400 - 150 York St.	Downey
861-0333	364-7707	3 Church Street
		868-6036

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Harbour Square Lands
Zoning District: C.1 V.2
Height Limit: 114.9 and 112.3
Site Specific Provision: 255-69 amended by 263-69 amended by 214-82
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9445.0 m2
Frontage: 78.1 m
Depth: irregular

Height: Storeys: 38 + 39
Metres: 114.9 & 112.3

			Indoor	Outdoor
Total GFA:	79335.6 m2			
Ground Floor:	4081.9 m2	Parking Spaces:	955	
Residential GFA:	78842.6 m2			
Non-Residential GFA:	493.0 m2			

DWELLING UNITS

Tenure:	**Condo**
Rooms:	7
Bachelor:	137
1 Bedroom:	501
2 Bedroom:	168
3+ Bedroom:	6
Total:	812

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	78842.6 m2	
Parking & Loading:	15973.9 m2	10278.2 m2
Retail:	493.0 m2	
Storage:	5131.7 m2	

APPROVED DENSITY

Residential Density: 8.3
Non-Residential Density: 2.3

Total Density: 10.6

COMMENTS

Status: Under construction
Data Valid: June 30, 1989

Planner: A. Appleby

Phone: 392-7611

Map Ref. No.: 22

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2056
Date of Application: January 18, 1988
Date of Revision:

Confirmed Municipal Address: **37 King Street East**
Nearest Intersection: south side at Victoria Street

Project Description: King Edward Hotel - alteration and new residential construction

Applicant	**Agent**	**Architect**
Brisbin,Brook,Beynon Arch.	Blake,Cassels & Graydon	same as applicant
20 Duncan Street	Box 25, Commerce Crt. W.	
591-8999	863-2452	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.2 m
Site Specific Provision:
Historical Status: Designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4547.0 m2
Frontage: 75.2 m
Depth: 60.3 m

Height: Storeys: 20 + basement

Total GFA: 43944.0 m2
Ground Floor: 4280.8 m2
Residential GFA: 4420.3 m2
Non-Residential GFA: 39663.2 m2

	Indoor	Outdoor
Parking Spaces:	24 (off-site)	
Loading Docks:		

DWELLING UNITS

Tenure:	**Rental**
	Private
1 Bedroom:	28
2 Bedroom:	2
Total:	30

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	4420.3 m2	
Office:	10126.1 m2	
Retail:	1411.0 m2	
Hotel:	26082.3 m2	2043.8 m2
Services:	2511.9 m2	2675.5 m2
Parking & Loading:		18.6 m2

PROPOSED DENSITY

Residential Density: .97
Non-Residential Density: 8.72

Total Density: 9.7

COMMENTS

Status: Preliminary Report, applicant not proceeding
Data Valid: June 30, 1989 Planner: R. David Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2006
Date of Application: June 11, 1987
Date of Revision:

Confirmed Municipal Address: **70, 92 King St. E., 10 Court St.**
Nearest Intersection: n/w corner of King E. and Church Streets

Project Description: Mixed use development

Applicant	**Agent**	**Architect**
Citicom Inc.	Walker, Poole, Milligan	Brisbane Brooke Beynon
56 Temperance St.	301 - 2040 Yonge Street	20 Duncan St.
868-0773	480-2040	591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCR
Zoning District: CR L4.5 U480
Height Limit: S. 12.1(80) ZB
Site Specific Provision: 653-87
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5197.0 m2
Frontage: 109.3 m
Depth: 47.5 m

Height: Storeys: 15,17 + 3 basements
Metres: 59.0

Total GFA: 48492.7 m2
Ground Floor: 2647.9 m2
Residential GFA: 16307.8 m2
Non-Residential GFA: 32184.9 m2

Parking Spaces: Indoor 321 Outdoor

DWELLING UNITS

Tenure:	**Rental**
	Private
1 Bedroom:	120
2 Bedrooms:	92
Total	212

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	16307.8 m2	
Office:	30211.1 m2	
Warehouse:		455.1 m2
Parking & Loading:		9748.6 m2
Retail:	1973.8 m2	

APPROVED DENSITY

Residential Density: 3.14
Non-Residential Density: 6.19
Total Density: 9.33

COMMENTS

Conveyance of park to City and improvements fund endowment. City park design competition to be held late 1989

Status: Under construction
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1390
Date of Application: January 15, 1979
Date of Revision: March 28, 1984

Confirmed Municipal Address: **101 King Street East (includes:101 King St. E.; 54,56, 60,70 Colborne St.)**
Nearest Intersection: south west corner of King St. E. and Church streets

Project Description: Mixed use condominium

Applicant	Agent	Architect
Percy Weinstein et al	Weir and Foulds	
781-2266	595-1595	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.130
Zoning District: CR12 U350
Height Limit: 23.0
Site Specific Provision: 521-84
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1711.9 m2
Total GFA: 11127.6 m2

Height: Storeys: 9

	Indoor	Outdoor
Parking Spaces:	65	

DWELLING UNITS

Tenure:
Units Unspecified

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3423.9 m2	
Office:	7203.7 m2	
Retail:	500.0 m2	
Parking & Loading:		1500.0 m2
Other:	1100.0 m2	

APPROVED DENSITY

Residential Density: 2.0
Non-Residential Density: 4.5
Total Density: 6.5

COMMENTS

Status: Council passed By-laws 521-84 and 522-84 on July 16, 1984. Applicant not proceeding.
Data Valid: June 30, 1989 Planner: R. David Phone: 392-7862

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2134
Date of Application: November 10, 1988
Date of Revision: February 20, 1989

Confirmed Municipal Address: **103, 107, 109 King St. East**
Nearest Intersection: south side at Church Street

Project Description: A mixed commercial/residential building; partial retention of historic structures along King Street face (west lot)

Applicant	Agent	Architect
Equifund York Dev. Ltd.	Borden & Elliott	Kuwabara, Payne,
125 King St. E.	Scotia Plaza, 40 King St. W.	McKenna, Blumberg
361-5000	367-0226	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCA
Zoning District: CRL2 U350
Height Limit: 22.9
Site Specific Provision: none
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 701.0 m2
Frontage: 23.7 m
Depth: 29.2 m

Height: Storeys: 7 + 2 basements
Metres: 22.9

Total GFA: 3567.0 m2
Ground Floor: 375.0 m2
Residential GFA: 3192.0 m2
Non-Residential GFA: 375.0 m2

	Indoor	Outdoor
Parking Spaces:	30	
Loading Docks:		

DWELLING UNITS

Tenure:	Rental
	Private
1 Bedroom:	18
2 Bedroom:	11
3 Bedroom:	1
Total:	30

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3192.0 m2	
Retail:	375.0 m2	
Parking & Loading:		1374.6 m2

PROPOSED DENSITY

Residential Density: 428 uph
Non-Residential Density: 0.53

Total Density: 4.6

COMMENTS

See also 139, 143, 147, 151 King St. East. – page 3.20.

Status: Preliminary report dated February 20, 1989.
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 67

APPLICATION

Development Review:	x	Application Number:	2134a
Rezoning:	x	Date of Application:	November 10, 1988
O.P.A.:	x	Date of Revision:	February 20, 1989

Confirmed Municipal Address: **139, 143, 147, 151 King St. East**
Nearest Intersection: south side at Market Lane

Project Description: A commercial building (east lot) incorporating historic buildings.

Applicant	Agent	Architect
Equifund York Dev. Ltd.	Borden & Elliott	Kuwabara, Payne,
125 King St. E.	Scotia Plaza, 40 King St. W.	McKenna Blumberg
361-5000	367-6226	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2 U350
Height Limit:	22.9
Site Specific Provision:	none
Historical Status:	yes
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1488.0 m2	Height:	Storeys: 5 + 2 basements
Frontage:	105.9 m		Metres: 22.5
Depth:	irregular		

			Indoor	Outdoor
Total GFA:	5965.0 m2			
Ground Floor:	690.0 m2	Parking Spaces:	68	
Non-Residential GFA:	5965.0 m2	Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5275.0 m2	
Retail:	690.0 m2	
Parking & Loading:		2976.0 m2

PROPOSED DENSITY

Non-Residential Density: 4.01 Total Density: 4.01

COMMENTS

See also 103, 107, 109 King St. East – page 3.19.

Status: Preliminary Report dated February 20, 1989.
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 62

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2151
Date of Application: February 24, 1989
Date of Revision: August 18, 1989

Confirmed Municipal Address: **5 King Street W.**
Nearest Intersection: south west side of Yonge St. & King St. W.

Project Description: A 40 storey residential building.

Applicant	Agent	Architect
Black Fan Developments Inc.	Lyons, Goodman, Iacono,	Klein Architects
401 Champagne Dr. #10	Smith & Berkow	344 Dupont St.
630-5002	130 Adelaide St. W.,#2000	Suite 402
	869-0123	926-8285

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8 U400
Height Limit: none
Site Specific Provision: none
Historical Status: listed
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 460.0 m2
Frontage: 451.7 m
Depth: 9.0 m

Height: Storeys: 40
Metres: 119

Total GFA: 16662.0 m2
Ground Floor: 345.7 m2
Residential GFA: 16662.0 m2

	Indoor	Outdoor
Parking Spaces:	51	
Loading docks:		

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	40
3 Bedroom:	15
Total:	55

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	16662.0 m2	
Parking & Loading:		1840.0 m2
Residential Recreation:	400.0 m2	

PROPOSED DENSITY

Residential Density: 1200 uph
Total Density:1200 uph

COMMENTS

Status: Being processed - Preliminary report.
Data Valid: August 18, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 85

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2103
Date of Application: August 16, 1988
Date of Revision: January 23, 1989

Confirmed Municipal Address: **255, 275 King Street West**
Nearest Intersection: south side east of John St.

Project Description: Metro Hall, 2 buildings for Marathon and a large open space.

Applicant	Agent	Architect
Marathon Realty Co. 40 University Ave. 977-1400	Blake, Cassels Commerce Court W. 863-2947	Brisbin-Brook Beynon Arch. 20 Duncan St. 591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C.3 V.3
Height Limit: 76.0 m
Site-Specific Provision: Section 11.12, By-law 674-76

PROJECT INFORMATION

Site Area: 28,569.9 m2
Frontage: 418.4 m
Depth: irregular

Height: Storeys: 27 + 4 basements
Metres: 128.0

Total GFA: 124,121.0 m2
Non-Residential GFA: 124,121.0 m2

Parking Spaces: Indoor 1413 Outdoor
Loading Docks:

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	121,936.0 m2	
Retail:		2,185.0 m2
Parking & Loading:		49,329.9 m2
Community Services:	770.0 m2	

PROPOSED DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS

Status: Being processed - Final Report dated June 12, 1989
Data Valid: June 30, 1989 Planner: T. Keefe Phone: 392-7355

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389125
Date of Application: June 27, 1989
Date of Revision:

Confirmed Municipal Address: 36 and 50 Lombard St.
Nearest Intersection: north side east of Victoria St.

Project Description: To build a condominium apartment building

Applicant	Agent	Architect
Lombard Tower Dev. Ltd.	Wallman Clewes Bergman Arch.	same as agent
555 - 33 City Centre Dr.	421 Eglinton Ave. E.	
Missauga	483-8045	
566-1858		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL4.5U480
Height Limit:	76.2
Site Specific Provision:	none
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1374.9 m2	Height:	Storeys: 27 + penthouse + 4 basements
Frontage:	57.4 m		
Depth:	irregular	Metres:	77.1

			Indoor	Outdoor
Total GFA:	10723.9 m2			
Ground Floor:	645.7 m2	Parking Spaces:	86	1
Residential GFA:	10723.9 m2	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	9
1 Bedroom:	52
2 Bedroom:	66
Total:	127

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	9805.1 m2	
Res. Recr.:	918.8 m2	
Utilities:		1090.9 m2
Parking & Loading:		3272.6 m2

PROPOSED DENSITY

Residential Density: 7.8 Total Density: 7.8
Non-Residential Density:

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 26

APPLICATION

Development Review:	x	Application Number:	2043
Rezoning:	x	Date of Application:	December 23, 1987
O.P.A.:	x	Date of Revision:	May 19, 1989

Confirmed Municipal Address: **77 Lombard Street and 90 Adelaide St. E.**
Nearest Intersection: south side of Lombard St. between Church and Jarvis streets

Project Description: A seven-storey condominium and commercial complex

Applicant	**Agent**	**Architect**
Daulat Investment Inc.	Diamond, Fairbairn & Steinberg	Green Liang Weizel
90 Adelaide St. E.	393 University Ave.	272 Avenue Road
368-6350	971-7000	922-1915

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	C1S L1 Z5
Height Limit:	46.0 m
Site Specific Provision:	711-77, 710-77
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

				Proposed	Existing
Site Area:	1753.6 m2				
Frontage:	2 frontages	Height:	Storeys:	7	8
Depth:	irregular		Metres:	22.6	

DWELLING UNITS

A Proposed Building	
Tenure:	**Condo**
1 Bedroom:	42
2 Bedroom:	2
Total:	44
B Existing Building	
1 Bedroom:	32
2 Bedroom:	28
Total:	60
C Total	

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Residential:	3466.4 m2	
Retail:	104.0 m2	
Parking & Loading:		2444.7 m2
Residential:	4382.9 m2	
Retail:	1061.7 m2	
Residential:	7849.3 m2	
Retail:	1061.7 m2	

PROPOSED DENSITY

Residential Density:	4.47	Total Density:	5.07
Non-Residential Density:	0.60		

COMMENTS

Site specific provisions, 711-77 and 710-77, govern both this application and the existing building at 90 Adelaide Street East.

Status: Revised application being reviewed.
Data Valid: June 30, 1989 Planner: L. Feldman Phone: 392-7862

Map Ref. No.: 57

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389046
Date of Application: March 8, 1989
Date of Revision: June 7, 1989

Confirmed Municipal Address: **127-129 Queen Street East**
Nearest Intersection: south side of Queen St. E. between Jarvis and Church Streets

Project Description: A nine-storey mixed-use building.

Applicant	Agent	Architect
Commonwealth Richmond Prop. 244 Richmond St. W. 593-0144	The Klein/McInnisGroup 344 Dupont St., Ste. 402 926-8285	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2 U350
Height Limit:	45.7
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	991.8 m2	Height:	Storeys: 9 + 2 basements
Frontage:	20.6 m		Metres: 26.6
Depth:	irregular		

			Indoor	Outdoor
Total GFA:	6565.0 m2			
Ground Floor:	580.0 m2	Parking Spaces:	33	
Residential GFA:	2622.7 m2	Loading Docks:		
Non-Residential GFA:	1967.2 m2			

DWELLING UNITS

Tenure:	Rental Private
2 Bedroom:	20
Total:	20

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2622.7 m2	
Office:	1490.7 m2	
Retail:	476.5 m2	
Parking & Loading:		1975.1 m2

APPROVED DENSITY

Residential Density:	2.64	Total Density:	4.62
Non-Residential Density:	1.98		

COMMENTS

Status: Council approved June 29, 1989
Data Valid: June 30, 1989 Planner: R. David Phone: 392-7862

Map Ref. No.: 33

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2090
Date of Application: June 20, 1988
Date of Revision:

Confirmed Municipal Address: **123 Queen St. West**
Nearest Intersection: south side at York Street

Project Description: Expansion of Sheraton Centre Hotel

Applicant	Agent	Architect
The Sheraton Centre	Raymond Jakobi	Sievenpiper
123 Queen St. West	123 Queen St. West	796 Broadview Ave.
361-1000	361-1000	461-0385

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 137.2
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12,508.0 m2
Frontage: 186.2 m
Depth: irregular

Height: Storeys: 44 + mezzanie + 3 basements

Total GFA: 129,478.6 m2
Ground Floor: 7,940.0 m2
Non-Residential GFA: 129,478.6 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	Above Grade	Below Grade
Hotel:	7,440.0 m2	
Retail:	3,160.0 m2	

PROPOSED DENSITY

Non-Residential Density: 10.35 Total Density: 10.35

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 86

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1980
Date of Application: January 29, 1987
Date of Revision: July 20, 1987

Confirmed Municipal Address: **25 Richmond Street East (includes 20, 26 Lombard Street)**
Nearest Intersection: s/e corner of Richmond E and Victoria Streets

Project Description: Mainly residential mixed-use project

Applicant	Agent	Architect
Citicom Inc.	Walker Poole Milligan	Clarke Darling Downey
868-0773	480-2040	3 Church Street
		868-6036

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: No
Historical Status: see comments
Site Plan Control: Yes

PROJECT INFORMATION

Site Area: 3011.4 m2
Frontage: 56.4 m
Depth: irregular
Total GFA: 29522.2 m2

Height: Storeys: 22
Metres: 67

Parking Spaces: Indoor 172 (9 off-site)

DWELLING UNITS

Tenure:	Rental
	Private
1 Bedroom:	153
2 Bedroom:	102
Total:	255

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21394.0 m2	
Retail:	332.0 m2	
Parking:	3975.2 m2	2650.0 m2
Other (Club):	3821.0 m2	

APPROVED DENSITY

Residential Density: 7.1
Non-Residential Density: 1.38

Total Density: 8.48
Heritage Exemption: .87

COMMENTS

26 Lombard Street is designated. Designated building on site is to be retained while utilizing the heritage exemption.

Status: Final report approved by Council, November 30, 1987. Draft by-laws pending Council approval subject to execution of heritage easement agreement.

Data Valid: June 30, 1989 Planner: R. David Phone: 392-7862

Map Ref. No.: 16

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2094
Date of Application: July 12, 1988
Date of Revision: November 3, 1988

Confirmed Municipal Address: 85 Richmond St. W., 120 & 130 Adelaide St.W. and 22 Sheppard St.
Nearest Intersection: Bounded by Richmond St., Sheppard St., Adelaide St. and York St.

Project Description: A new office tower in the Richmond-Adelaide Centre.

Applicant	Agent	Architect
Oxford Development Group	Osler, Hoskin & Harcourt	Webb Zerafa Menkes
120 Adeaide St. W.	P.O. Box 50	Housden
Suite 1700	862-6439	95 St. Clair Ave. W.
865-8300		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2
Site Specific Provision 512-78
Historical Status: 85 Richmond is designated
Site Plan Control yes

PROJECT INFORMATION

Site Area (total): 14840.8 m2
Depth: irregular

Height: Storeys: 37 + 5 basements
Metres: 137.2

Total (Existing GFA): 132678.6 m2
Proposed GFA: 38225.9 m2
GFA for 85 Richmond St. W. 16115.9 m2
Total (Existing & Proposed GFA): 141709.4 m2

	Indoor	Outdoor
Parking Spaces:	578	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN (New construction only)

Land Use	Above Grade	Below Grade
Office	38225.9 m2	

PROPOSED DENSITY

Non-Residential Density: 9.5
Total Density: 9.5

COMMENTS

Status: Being processed - Preliminary Report.
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 34

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1971
Date of Application: January 14, 1987
Date of Revision: August 24, 1987

Confirmed Municipal Address: **73 Simcoe Street**
Nearest Intersection: east side north of King St. W.

Project Description: 25 storey residential building with some office and community service space.

Applicant	Agent	Architect
Symphony Place Corp.	D.R. Angleson, Cassels, Brock	Paul Northgrave
242 Lesmill Road	2300 - 130 Adelaide St. W.	85 Eglinton Ave. E.
449-3535	869-5349	488-6884

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 14.0 m
Site Specific Provision: 417-81
Historical Status: Designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1280.2 m2
Frontage: 34.0 m
Depth: 35.1 m

Height: Storeys: 25 + PH + 4 basements
Metres: 74.6

			Indoor	Outdoor
Total GFA:	15249.0 m2			
Ground Floor:	736.0 m2	Parking Spaces:	101	
Residential GFA:	13397.0 m2	Loading Docks:	1	
Non-Residential GFA:	1852.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	40
2 Bedroom:	47
Total:	87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13397.0 m2	
Parking & Loading:		4723.4 m2
Institutional:	1292.0 m2	
Office:	560.0 m2	
Utilities & Services:	49.0 m2	

APPROVED DENSITY

Residential Density: 10.45 (680 uph) Total Density: 11.95 (680 uph)
Non-Residential Density: 1.5

COMMENTS

Retention of historic St. Andrew's Church manse.

Status: Under construction
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 69

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388074
Date of Application: May 5, 1988
Date of Revision: May 26, 1988

Confirmed Municipal Address: **7 Station Street (part of)**
Nearest Intersection: south side west of York St. to Simcoe St.

Project Description: To renovate the CN Express building to provide pedestrian circulation from the Skydome to Union Station and other commercial uses

Applicant	**Agent**	**Architect**
CN Real Estate	Beinhaker/Irwin Ass. Arch.	same as agent
1509-200 King St. W.	240 Richmond St. W.	
974-9700	596-1930	

PLANNING CONTROLS (For verification refer to Chief Building official)

Official Plan Designation: (Railway Lands) Financial District
Zoning District: CR L8 U750
Height Limit: 137.0 m
Site Specific Provision: 612-85, as amended
Historical Status: Union Station, Intention to Designate, 1975, List No. 1
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 4931.6 m2
Frontage: 191.73 m
Depth: 25.73

Height: Storeys: 4
Metres: 24

			Indoor	Outdoor
Total GFA:	7643.7 m2			
Ground Floor:	2905.5 m2	Parking Spaces:	none	32
Residential GFA:	none	Loading Docks:	2	none
Non-Residential GFA:	7643.7 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Ped. Walkway:	3378.7 m2	
Office:	408.9 m2	
Retail:	3743.2 m2	
Services:	255.8 m2	

APPROVED DENSITY

Non-Residential Density: 1.55 Total Density: 1.55

COMMENTS

Public corridors within building are part of pedestrian system from Skydome to Union Station.

Status: Under construction.
Data Valid: June 30, 1989 Planner: A. Appleby Phone: 392-7611

Map Ref. No.: 79

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2120
Date of Application: September 26, 1988
Date of Revision:

Confirmed Municipal Address: **40 The Esplanade**
Nearest Intersection: north side at Scott Street

Project Description: Office project with expansion for St. Lawrence Centre.

Applicant	Agent	Architect
The Prud. Ins. Co. of America	Osler, Hoskin	
200 Consilium Pl.	P.O. Box 50	
296-3099	First Cdn. Place	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL1U350
Height Limit: 22.9
Site Specific Provision: none
Historical Status: none
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 3358.8 m2
Frontage: 72.7 m
Depth: irregular

Height: Storeys: 11 + 2 basements
Metres:

Total GFA: 20034.0 m2
Ground Floor: 2362.0 m2
Non-Residential GFA: 20034.0 m2

Parking Spaces: 142
Loading Docks:

Indoor Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	17921.0 m2	
Utilities:	2211.0 m2	
Retail:	1100.0 m2	
Theatre:	1013.0 m2	
Parking:		5816.0 m2

PROPOSED DENSITY

Non-Residential Density: 6.0

Total Density: 6.0

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989

Planner: L. Feldman

Phone: 392-7862

Map Ref. No.: 88

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1717
Date of Application: November 15, 1983
Date of Revision:

Confirmed Municipal Address: **75 The Esplanade**
Nearest Intersection: south west corner of The Esplanade and Church Street

Project Description: Commercial office building.

Applicant	Agent	Architect
Equifund Chen & Sons Ltd. 865-0818	Sear & Russell 111 Avenue Road 926-8242	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C1 L4 Z5
Height Limit: 36.5
Site Specific Provision: 515-76,576-76,677-76,391-78,664-78,879-80,61-81,116-82,145-83,92-85
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2400.0 m2
Total GFA: 12400.0 m

Height: Storeys: 8
Metres: 36.5

	Indoor	Outdoor
Parking Spaces:	65	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	11000.0 m2	
Retail:	1400.0 m2	
Other:	3100.0 m2	

APPROVED DENSITY

Residential Density: 5.2 Total Density: 5.2

COMMENTS

Status: Council approval January 18, 1985.
Data Valid: June 30, 1989 Planner: F. Fyles Phone: 392-7214

Map Ref. No.: 91

APPPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2145
Date of Application: January 10, 1989
Date of Revision: July 31, 1989

Confirmed Municipal Address: **180, 188 University Ave. and 192 Adelaide St. W.**
Nearest Intersection: north west corner of University Ave. and Adelaide St. W.

Project Description: A commercial building (office and retail) and density transfer with City land.

Applicant	Agent	Architect
Sun Life Assurance	Berridge, Lewinberg & Greenberg	N/A
1100-200 University ave.	800-133 Richmond St. W.	
595-7825		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 76.2 m
Site Specific Provisio: no
Historic building: yes

PROJECT INFORMATION

Site Area: 4431.0 m2
Frontage: 58.4 m
Depth: irregular

Height: Storeys: 24 + 5 basements
Metres: 136.0

			Indoor	Outdoor
Total GFA:	52570.0 m2			
Non-Residential GFA:	52570.0 m2	Parking Spaces:	337	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	51452.7 m2	
Retail:	798.9 m2	318.4 m2
Parking & Loading:		10957.6 m2

PROPOSED DENSITY

Non-Residential Density: 11.86 Total Density: 11.86

COMMENTS

Status: Application revised - being reviewed
Data Valid: July 31, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 75

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2122
Date of Application: September 29, 1988
Date of Revision:

Confirmed Municipal Address: **73, 81 Victoria Street (also known as 75 Victoria Street)**
Nearest Intersection: Victoria and Lombard Streets

Project Description: Amendments requested to the O.P. & zoning by-law to permit additions to historical building

Applicant	Agent	Architect
Mitchell & Assoc. Ltd.	Lyons & Goodman	same as applicant
9 Wells St.	130 Adelaide St. W.	
964-9168	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision: None
Historical Status: Yes
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 744.4 m2
Frontage: 27.7 m
Depth: 26.8 m

Height: Storeys: 10 + basement
Metres: 41.7

Total GFA: 5734.0 m2
Ground Floor: 710.0 m2
Non-Residential GFA: 5734.0 m2

	Indoor	Outdoor
Parking Spaces:		
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Restaurant:	480.0 m2	640.0 m2
Office:	5074.0 m2	
Retail:	180.0 m2	
Utilities & Services:		70.0 m2

PROPOSED DENSITY

Residential Density:
Non-Residential Density: 7.71

Total Density: 7.71

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1989

Planner: L. Feldman

Phone: 392-7862

Map Ref. No.: 84

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 12057
Date of Application: December 22, 1987
Date of Revision:

Confirmed Municipal Address: **60 Wellington St. E. and 30 Church St.**
Nearest Intersection: n/w corner of Church and Wellington streets

Project Description: Addition to existing mixed use building

Applicant	Agent	Architect
Toronto Dominion Bank	Alcha Holdings Ltd.	Clifford & Lawrie
Box 1, T-D Centre	49 Wellington St. E.	45 St. Clair Ave. W.
982-8377	363-6408	960-9747

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U 350; C1S L1 Z4
Height Limit: 62.9 m
Site Specific Provision: 740-78, 172-85
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2054.7 m2
Frontage: 53.0 m
Depth: irregular

Height: Condo: Storeys: 9 + 2 basements
Office: Storeys: 7 + 2 basements

			Indoor	Outdoor
Total:	13084.8 m2			
Ground Floor:	1642.4 m2	Parking Spaces:	79	
Residential:	8899.8 m2	Loading Docks:	1	
Non-Residential:	4185.0 m2			

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	52
Total:	52

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8899.8 m2	
Office:	3198.0 m2	
Retail:	987.0 m2	
Services:	193.2 m2	73.6 m2
Parking & Loading:		3259.9 m2

APPROVED DENSITY

Residential Density: 253 UPH
Non-Residential Density: 2.036

COMMENTS

Status: Council approval February 10, 1989
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 71

APPLICATION

Development Review:	x	Application Number:	2008
Rezoning:	x	Date of Application:	June 15, 1987
O.P.A.:	x	Date of Revision:	June 15, 1988

Confirmed Municipal Address: **120 Wellington St. W., 74, 76 York St. & Orillia St. closed**
Nearest Intersection: north east corner of Wellington & York streets

Project Description: Office building incorporating historic building.

Applicant	Agent	Architect
Royal Trust Co. Limited	Berridge & Lewinberg	Page & Steele Arch
2716 - T-D Centre	800 - 133 Richmond St. West	110 Eglinton Ave. E
361-1553	363-9004	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	76.2
Site Specific Provision:	By-law 442-88, S. 11.230 OPA
Historical Status:	yes
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1,962.9 m2	Height:	Storeys:	16 + mech + basements
Frontage:	50.3 m			
Depth:	irregular	Metres:		
Total GFA:	19,279.9 m2		Indoor	Outdoor
Ground Floor:	883.3 m2	Parking Spaces:	85	
Non-Residential GFA:	19,279.9 m2	Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	18,673.5 m2	
Retail:	433.9 m2	172.5 m2
Warehouse:		1,383.0 m2
Services:	449.5 m2	
Parking & Loading:		2,763.8 m2

APPROVED DENSITY

Non-Residential Density: 9.8 Total Density: 9.8

COMMENTS

Density transfer and historic bonus.

Status Under construction.
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

Map Ref. No.: 58

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387136
Date of Application: June 2, 1987
Date of Revision:

Confirmed Municipal Address: **123, 125 Wellington St. W.**
Nearest Intersection: s/e corner of Wellington St. W. & University Ave.

Project Description: A 28 storey condominium tower with recreational component.

Applicant	Agent	Architect
Creson Investments Ltd.	McMillan Binch	Young & Wright
2202 Eglinton Ave. E.	Box 38	172 St. George St.
759-6717	865-7256	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	76.2
Site Specific Provision:	606-82
Historical Status:	No
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1,915.0 m2	Height:	Storeys: 28 + 6 basements
Frontage:	63.9 m		
Depth:	irregular		

Total GFA:	39,265.1 m2		Indoor	Outdoor
Ground Floor:	1,066.0 m2	Parking Spaces:	137	
Residential GFA:	34,022.0 m2			
Non-Residential GFA:	5,243.1 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	109
2 Bedroom:	104
3 Bedrooms:	12
Total:	225

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	31,310.0 m2	
Res. Rec.:	2,712.0 m2	
Retail:	460.0 m2	
Warehouse:		328.1 m2
Parking & Loading:		4,454.7 m2

APPROVED DENSITY

Total Density: Site Plan By-law 606-82

COMMENTS

Status: Under construction
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7862

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387068
Date of Application: April 1, 1987
Date of Revision: July 27, 1987

Confirmed Municipal Address: **10 Yonge Street**
Nearest Intersection: n/w corner of Queens Quay W. and Yonge St.

Project Description: Two condominium towers on podium (World Trade Centre)

Applicant	Agent	Architect
The Camrost Group	Blott, Fejer, Felka	Zeidler Roberts
900 - 4950 Yonge St.	400 - 150 York St.	315 Queen St. W.
222-3208	364-7707	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre Part II
Zoning District: C.1 L0.5
Height Limit:
Site Specific Provision: By-law No. 42-87
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9,795.3 m2
Frontage: 91.1 m
Depth: irregular

Height: Storeys: 37 + 3 basements

Total GFA: 99,878.3 m2
Ground Floor: 2,697.4 m2
Residential GFA: 64,337.8 m2
Non-Residential GFA: 35,540.5 m2

	Indoor	Outdoor
Parking Spaces:	683	

DWELLING UNITS

Tenure:	Condo
Bachelors:	32
1 Bedroom:	434
2 Bedrooms:	234
Total:	700

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	64,337.8 m2	
Retail:	2,337.4 m2	
Parking & Loading:		27,312.6 m2
Res. Recr.:	5,890.5 m2	

APPROVED DENSITY

Site Plan By-law 42-87

COMMENTS

See also 20, 60 Harbour Street, Application No. 1773

Status: Under construction
Data Valid: June 30, 1989 Planner: A. Appleby Phone: 392-7611

Map Ref. No.: 95

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2027/388051
Date of Application: August 31, 1987
Date of Revision: July 19, 1988

Confirmed Municipal Address: **85,87,89,91,95,97,99,103,107 Yonge St., 20 Victoria St. & 11,15,17 Adelaide St. E.**
Nearest Intersection: s/e corner of Yonge St. & Adelaide St. E.

Project Description: An office/retail complex incorporating some historical buildings into the project

Applicant	Agent	Architect
Houser, Henry Loudon & Syron 145 King St. W. 362-3411	same as applicant	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2
Site Specific Provision: 996-88
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5724.0 m2
Frontage: 63.0 m
Depth: irregular

Height: Storeys: 30 + 4 basements
Metres: 121.6

			Indoor	Outdoor
Total GFA:	63339.0 m2			
Ground Floor:	2483.2 m2	Parking Spaces:	263	
Residential GFA:	none	Loading Docks:	yes	
Non-Residential GFA:	63339.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	55173.0 m2	
Retail:	1898.0 m2	
20 Victoria St.:	6268.0 m2	
Walkway:	333.0 m2	

APPROVED DENSITY

Non-Residential Density: 11.07 Total Density: 11.07

COMMENTS

85 Yonge Street and 20 Victoria are designated.

Status: Under construction
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 60

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2011
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: 90, 92, 92R, 94 Yonge Street (100 Yonge Street)
Nearest Intersection: west side north of King Street West

Project Description: A 17-storey office building with retail

Applicant	Agent	Architect
Gistex Inc. & Wildberry Inv.	Osler,Hoskin & Harcourt	Quadrangle
330 Bay Street	Box 50,	380 Wellington St W
363-1502	1 First Canadian Place	598-1240
	362-2111	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: none
Site Specific Provision: 436-87, OPA 390, 173-88
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1720.0 m2
Frontage: 37.6 m
Depth: 45.5 m

Height: Storeys: 17 + 4 basements

			Indoor	Outdoor
Total:	23520.6 m2			
Ground Floor:	1621.1 m2	Parking Spaces:	90	
Non-Residential:	23520.6 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	21276.0 m2	130.0 m2
Retail:	1151.4 m2	963.2 m2
Ped. Walkway:	339.7 m2	578.6 m2
Services:	1544.7 m2	267.8 m2
Parking & Loading:		4675.9 m2

APPROVED DENSITY

Non-Residential Density: 13.7 Total Density: 13.7

COMMENTS

90 Yonge Street is designated

Status: Under construction.
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 108

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389039
Date of Application: March 1, 1989
Date of Revision:

Confirmed Municipal Address: **110 Yonge Street**
Nearest Intersection: south side of Adelaide St. W. between Yonge & Grand Opera Lane

Project Description: Alterations & addition to an existing commercial building

Applicant	**Agent**	**Architect**
Truscan Realty Ltd.	Martin Reader	Crang and Boake Inc.
110 Yonge St. Ste. 1600	110 Yonge St. Ste. 1600	85 Moatfield
869-6378	869-5945	449-1203

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR18 U400
Height Limit: none
Site Specific Provision: none
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1241.0 m2
Frontage: 29.7 m
Depth: 42.2 m

Height: Storeys: 19
Metres:

Total GFA: 17276.1 m2
Ground Floor: 808.0 m2
Residential GFA: none
Non-Residential GFA: 17276.1 m2

	Indoor	Outdoor
Parking Spaces:	71	
Loading Docks:	2	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	15435.6 m2	1032.5 m2
Retail:	808.0 m2	
Parking & Loading:		2436.9 m2

APPROVED DENSITY

Non-Residential Density: 13.92 Total Density: 13.92

COMMENTS

Status: Council approval August 17, 1989.
Data Valid: August 17, 1989 Planner: W. Johncox Phone: 392-7187

Map Ref. No.: 2

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2034
Date of Application: October 27, 1987
Date of Revision:

Confirmed Municipal Address: **126, 130, 134, 176 Yonge Street, 401 Bay St., 16, 22, 28, 34, 36 Adelaide Street West, 11, 15, 17, 35, 14, 16, 18, 20, 22 Temperance Street, 19, 25, 39, 45 Richmond Street West**

Nearest Intersection: Blocks bounded by Bay, Richmond St. W., Adelaide St. W. & Yonge St.

Project Description: Retail/office complex - Bay/Adelaide project

Applicant	Agent	Architect
Markborough Properties Ltd.	Blake,Cassels & Graydon	Webb Zerafa Menkes
Trizec Equities Ltd.	Box 25, Commerce Crt. W	Housden
90 Eglinton Ave. W. 482-5522		863-2400

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U480
Height Limit: 137 m
Site Specific Provision:
Historical Status: See comments
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 18788.9 m2

Height: Storeys: 57 (office), 12 (office)
Metres: 275.0 m (office), 57 m (office)

	Indoor	Outdoor
Parking Spaces:	918	none
Loading Spaces:	20	(Type A&B)
Courier Spaces:	9	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade & Below Grade
New Office:	169738.0 m2
New Retail:	12850.0 m2
Existing Retail:	36704.8 m2

APPROVED DENSITY

Retail Density: 2.64
Office Density: 9.03

Total Density: 11.67

COMMENTS

Aikenhead building at 17 Temperance and 45 Richmond Street and the east portion of Simpsons store are designated. Sears site as social housing.

Status: Council approval October 21, 1988
Data Valid: June 30, 1989 Planner: P. Dill Phone: 392-7862

Map Ref. No.: 96

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387272
Date of Application: October 7, 1987
Date of Revision:

Confirmed Municipal Address: 141, 145, 149 Yonge St. & 7, 23 Richmond St. E.
Nearest Intersection: s/e corner of Yonge and Richmond streets

Project Description: An office building with street-related retail and below- grade parking facilities (Phase I)

Applicant	Agent	Architect
662442 Ontario Limited	Fogler, Rubinoff	Webb Zerafa Menkes
302 - 425 University Ave.	1400 - 150 York Street	Housden
593-8660	864-9700	95 St. Clair Ave. W.
		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3728.7 m2
Frontage: 50.8 m
Depth: irregular

Height: Storeys: 19 + 4 basements
Metres: 88.1

			Indoor	Outdoor
Non-Residential:	29,209.0 m2	Parking Spaces:	96	
		Loading Docks:	5	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	28300.0 m2	
Retail:	909.0 m2	
Parking & Loading:		2991.4 m2

APPROVED DENSITY

Non-Residential Density: 8.0 Total Density: 8.0

COMMENTS

See also Application 2041, Page 3.44.

Status: Under construction.
Data Valid: June 30, 1989 Planner: A. Milchberg Phone: 392-7355

Map Ref. No.: 96

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2041
Date of Application: February 17, 1988
Date of Revision:

Confirmed Municipal Address: 141, 145, 149 Yonge St. & 7, 23 Richmond St. E.
Nearest Intersection: s/e corner of Yonge & Richmond streets

Project Description: Phase II - 218 room hotel as addition to Phase I office building with street related retail

Applicant	Agent	Architect
662442 Ontario Limited	Fogler, Rubinoff	Webb Zerafa Menkes
302-425 University Ave.	1400 - 1500 York Street	Housden
593-8660	864-9700	95 St. Clair Ave. W.
		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3728.7 m2
Frontage: 50.8 m
Depth: irregular

Height: Storeys: 19 + 4 basements
Metres: 88.1

Total GFA: 44210.8 m2
Ground Floor: 1840.0 m2
Non-Residential GFA: 44210.8 m2

Indoor
Parking Spaces: 132

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	14,564.8 m2	
Office:	28,300.0 m2	
Retail:	1,346.0m2	
Warehouse:		3,754.0 m2
Ped. Walkway:	284.0 m2	
Parking & Loading:		9,300.0 m2

APPROVED DENSITY

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

Status: Under Construction
Data Valid: June 30, 1989 Planner: A. Milchberg Phone:392-7355

Map Ref. No.: 48

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387174
Date of Application: July 8, 1987
Date of Revision:

Confirmed Municipal Address: **163, 163A, 165, 165A, 169, 171 Yonge Street & 15, 17 Queen Street East**
Nearest Intersection: s/e corner of Yonge St. & Queen St. E.

Project Description: Phase 2 of commercial development with one residential unit.

Applicant	Agent	Architect
Bramalea Limited	same as applicant	Page & Steele
1867 Yonge Street		110 Eglinton Ave. E.
487-3861		485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 670-85, 749-85
Historical Status: see Comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5119.9 m2
Frontage: 82.6 m
Depth: 63.2 m

Height: Storeys: 26 + 4 basements

Total GFA: 51801.4 m2
Ground Floor: 4421.2 m2
Residential GFA: 78.9 m2
Non-Residential GFA: 51801.4 m2

	Indoor	Outdoor
Parking Spaces:	286	

DWELLING UNITS

Tenure:	Unspecified
	Private
1 Bedroom:	1
Total:	1

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	78.9 m2	
Parking & Loading:	4721.9 m2	
Office:	37939.6 m2	475.6 m2
Retail:	1880.3 m2	785.0 m2
Pedestrian Walkway:	1000.5 m2	1547.8 m2
Services:		10209.7 m2

APPROVED DENSITY

Total Density: Site Plan By-laws 670-85 and 749-85

COMMENTS

20 Richmond Street East is designated.

Status: Under construction
Data Valid: June 30, 1989 Planner: W. Johncox Phone: 392-7187